

<p>22.106.010 Purpose</p> <p>This Chapter establishes standards for specific uses that are permitted or conditionally permitted in one or more Base Zones. These uses shall be developed and operated in compliance with this Chapter.</p>	<p>New</p>
<p>22.106.020 Applicability</p> <p>Each land use and activity covered by this Division shall comply with these regulations contained therein, in addition to any applicable standard for individual zones or other applicable provisions of this Ordinance and any State or federal regulations.</p> <p>A. Location. Uses that are subject to the standards in this Chapter shall be located only where allowed by:</p> <ol style="list-style-type: none"> 1. The Base Zone in Division 2; 2. A combining or supplemental zone in Division 3; 3. A special management area in Division 4; or 4. A community standards district in Volume II (Community Standards Districts) of this Ordinance, except where Volume II applies different requirements to a specific use. <p>B. Application. Uses that are subject to the standards in this Chapter are allowed only when authorized by an approved permit required by underlying zone regulations in Division 2, 3, or 4 of this Ordinance, or by a community standards district in Volume II of this Ordinance except where a different permit requirement is established by this Chapter for a specific use.</p>	<p>New</p>
<p>22.106.030 Adult Businesses</p> <p>A. Purpose.</p>	<p>Chapter 22.62 ADULT BUSINESSES <i>We will move this to Division 7</i></p>

<p>1. In order to promote the health, safety, and general welfare of the residents of Los Angeles County, this Section is intended to regulate adult businesses which, unless closely regulated, have serious secondary effects on the community. These secondary effects include, but are not limited to, the following: depreciation of property values; increases in vacancy rates in residential and commercial areas; increases in incidences of criminal activity; increases in litter, noise, and vandalism; and the interference with enjoyment of residential property in the vicinity of such businesses.</p> <p>2. It is neither the intent nor the effect of this Section to impose limitations or restrictions on the content of any communicative material. Similarly, it is neither the intent nor the effect of this chapter to restrict or deny access by adults to materials of a sexually explicit nature, or to deny access by the distributors or exhibitors of such materials to their intended market.</p> <p>3. It is the intent of this Section to afford new adult businesses a reasonable opportunity to locate in a relevant real estate market.</p> <p>4. Nothing in this Section is intended to authorize, legalize or license the establishment, operation or maintenance of any business, building or use which violates any County ordinance or any statute of the State of California regarding public nuisances, unlawful or indecent exposure, sexual conduct, lewdness or obscene or harmful matter or the exhibition or public display thereof.</p>	<p>22.62.010 Purpose and application. In order to promote the health, safety, and general welfare of the residents of the county of Los Angeles, this chapter is intended to regulate adult businesses which, unless closely regulated, have serious secondary effects on the community. These secondary effects include, but are not limited to, the following: depreciation of property values, increases in vacancy rates in residential and commercial areas, increases in incidences of criminal activity, increases in litter, noise, and vandalism and the interference with enjoyment of residential property in the vicinity of such businesses.</p> <p><i>(We updated a few things in Adult Businesses for streamlining purposes, however, we would like to leave this section intact because the regulations draw from the State it is a litigious topic.)</i></p> <p>It is neither the intent nor the effect of this chapter to impose limitations or restrictions on the content of any communicative material. Similarly, it is neither the intent nor the effect of this chapter to restrict or deny access by adults to materials of a sexually explicit nature, or to deny access by the distributors or exhibitors of such materials to their intended market.</p> <p>It is the intent of this chapter to afford new adult businesses a reasonable opportunity to locate in a relevant real estate market.</p> <p>Nothing in this chapter is intended to authorize, legalize or license the establishment, operation or maintenance of any business, building or use which violates any county ordinance or any statute of the state of California regarding public nuisances, unlawful or indecent exposure, sexual conduct, lewdness or obscene or harmful matter or the exhibition or public display thereof.</p>
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<p>B. Definitions. Any terms used in this Section which are defined in Section 7.92.020 (Adult Businesses) in Title 7 (Business Licenses) of the County Code shall have the meaning set forth in that Section.</p> <p>C. Location. Adult businesses shall not be located:</p> <ol style="list-style-type: none">1. Within 250 feet of any lot upon which there is located any residence whether such use is within or outside the unincorporated area of the County; or within 250 feet of any property located in a residential or agricultural zone, or equivalent zone in any other jurisdiction;2. Within 500 feet of any church, chapel or other publicly recognized place of worship whether such use is within or outside the unincorporated area of the County;3. Within 500 feet of any public or private school (kindergarten through twelfth grade) or child care center whether such use is within or outside the unincorporated area of the County; or4. Within 500 feet of any park owned by a public entity whether such use is within or outside the unincorporated area of the County. <p>D. Development Standards.</p>	<p>22.62.015 Definitions. Any terms used in this chapter which are defined in Section 7.92.020 shall have the meaning set forth in that Section.</p> <p>22.62.020 Location requirements.</p> <p>A. Adult businesses shall not be located:</p> <ol style="list-style-type: none">1. Within 250 feet of: any lot upon which there is located any residence whether such use is within or outside the unincorporated area of the county; or any property located in a residential or agricultural zone, or equivalent zone in any other jurisdiction; and2. Within 500 feet of any church, chapel or other publicly recognized place of worship whether such use is within or outside the unincorporated area of the county; and3. Within 500 feet of any public or private school (kindergarten through twelfth grade) or child care center whether such use is within or outside the unincorporated area of the county; and4. Within 500 feet of any park owned by a public entity whether such use is within or outside the unincorporated area of the county. <p>B. The distances specified in this Section shall be measured in a straight line, without regard to intervening structures, from the nearest point of the premises in which the proposed adult business is to be established to the nearest property line of a use or zoning classification listed above. (Covered under Division 1.)</p> <p>22.62.030 Development standards. The following development standards shall apply</p>
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<ol style="list-style-type: none"> 1. No adult business shall be located in any temporary or portable structure or in a nonconforming structure. 2. Trash dumpsters shall be enclosed by a screening enclosure so as not to be accessible to the public. 3. No exterior door or window on the premises shall be propped or kept open at any time while the business is open, and any exterior windows shall be covered with opaque covering at all times. 4. Permanent barriers shall be installed and maintained to screen the interior of the premises from public view for each door used as an entrance or exit to the business. 5. No landscaping shall exceed 30 inches in height, except trees with foliage not less than six feet above the ground. 6. The entire exterior grounds, including the parking lot, shall be lighted in such a manner that all areas are clearly visible and shall be maintained in a clean and orderly manner at all times. 7. Signage shall conform to the standards established for the base zone and shall not contain sexually explicit photographs, silhouettes or other sexually explicit pictorial representations. 8. All entrances to an adult business shall be clearly and legibly posted with a notice indicating that minors are prohibited from entering the 	<p>to adult businesses:</p> <ol style="list-style-type: none"> A. No adult business shall be located in any temporary or portable structure. I. No nonconforming structure shall be converted for use as an adult business. B. Trash dumpsters shall be enclosed by a screening enclosure so as not to be accessible to the public. C. No exterior door or window on the premises shall be propped or kept open at any time while the business is open, and any exterior windows shall be covered with opaque covering at all times. D. Permanent barriers shall be installed and maintained to screen the interior of the premises from public view for each door used as an entrance or exit to the business. E. No landscaping shall exceed 30 inches in height, except trees with foliage not less than six feet above the ground. F. The entire exterior grounds, including the parking lot, shall be lighted in such a manner that all areas are clearly visible at all times. L. All exterior areas of the adult business, including buildings, landscaping, and parking areas shall be maintained in a clean and orderly manner at all times. G. Signage shall conform to the standards established for the zone and shall not contain sexually explicit photographs, silhouettes or other sexually explicit pictorial representations. H. All entrances to an adult business shall be clearly and legibly posted with a notice indicating that minors are prohibited from entering the premises.
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<p>premises.</p> <p>9. The adult business shall not conduct or sponsor any activities, even on a temporary basis, which create a demand for additional parking spaces beyond the number of spaces required by this Title for the business.</p> <p>10. No adult business shall be operated in any manner that permits the observation of any persons or material depicting, describing or related to specified sexual activities or specified anatomical areas, inside the premises, from any public way or from any location outside the building or area of such establishment. This provision shall apply to any merchandise, display, decoration, sign, show window or other opening.</p> <p>11. Any business license required pursuant to Title 7 (Business Licenses) of the County Code shall be kept current at all times.</p> <p>12. No adult business shall operate or be open between the hours of 2:00 a.m. and 9:00 a.m.</p> <p>13. The premises within which the adult business is located shall provide sufficient sound-absorbing insulation so that sound generated inside the premises shall not be audible anywhere on any adjacent property or public right-of-way or within any other building or other separate space within the same building.</p> <p>14. The adult business shall not conduct or allow on the premises any massage, acupuncture,</p>	<p>J. The adult business shall not conduct or sponsor any activities which create a demand for parking spaces beyond the number of spaces required by this title for the business.</p> <p>K. No adult business shall be operated in any manner that permits the observation of any persons or material depicting, describing or related to specified sexual activities or specified anatomical areas, inside the premises, from any public way or from any location outside the building or area of such establishment. This provision shall apply to any merchandise, display, decoration, sign, show window or other opening.</p> <p>M. Any business license required pursuant to Title 7 of the Los Angeles County Code shall be kept current at all times.</p> <p>O. The adult business shall not operate or be open between the hours of 2:00 a.m. and 9:00 a.m.</p> <p>P. The premises within which the adult business is located shall provide sufficient sound-absorbing insulation so that sound generated inside said premises shall not be audible anywhere on any adjacent property or public right-of-way or within any other building or other separate space within the same building.</p> <p>Q. The adult business will not conduct any massage, acupuncture, tattooing, acupressure or escort services, and will not allow such activities on the premises.</p>
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<p>tattooing, acupressure or escort services.</p> <p>15. At least one security guard shall be on duty patrolling the premises at all times during the hours of operation. If the occupancy limit of the premises is greater than 50 persons, an additional security guard shall be on duty. The security guard(s) shall be charged with preventing violations of law, with enforcing compliance by patrons with the requirements of this Section and with notifying the sheriff of any violations of law observed. Security guard(s) required by this Subsection shall be uniformed in such a manner so as to be readily identifiable as a security guard by the public and shall be duly licensed as a security guard as required by applicable provisions of state or local law. No security guard required pursuant to this Subsection D.15 shall act as a doorman, ticket seller, ticket taker, or admittance person while acting as a security guard on the premises.</p> <p>16. The adult business shall not sell or display obscene matter, as that term is defined by State Penal Code Section 311 or its successors, and shall not exhibit harmful matter, as that term is defined by State Penal Code Section 313 or its successors, to minors.</p> <p>17. Each adult business shall conform to all applicable laws and regulations.</p>	<p>R. At least one security guard shall be on duty patrolling the premises at all times while the business is open. If the occupancy limit of the premises is greater than 50 persons, an additional security guard shall be on duty. The security guard(s) shall be charged with preventing violations of law, with enforcing compliance by patrons with the requirements of this chapter and with notifying the sheriff of any violations of law observed. Security guard(s) required by this subsection shall be uniformed in such a manner so as to be readily identifiable as a security guard by the public and shall be duly licensed as a security guard as required by applicable provisions of state or local law. No security guard required pursuant to this subsection shall act as a doorman, ticket seller, ticket taker, or admittance person while acting as a security guard hereunder.</p> <p>S. The adult business shall not sell or display obscene matter, as that term is defined by Penal Code Section 311 or its successors, and shall not exhibit harmful matter, as that term is defined by Penal Code Section 313 or its successors, to minors.</p> <p>N. Each adult business shall conform to all applicable laws and regulations.</p> <p>22.62.040 Permitted zone classes. Premises may be used for adult businesses only in the unlimited commercial (C-3), commercial manufacturing (C-M), light manufacturing (M-1), restricted heavy manufacturing (M-1-1/2), heavy</p>
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<p>E. Application Review.</p> <p>1. Application. Type IV Application. A Type IV application is required for an adult business permit, however, the Type IV application shall be processed according to this Subsection C.</p> <p>2. The Director shall determine whether the application contains all the information required by the provisions of this Section. If it is determined that the application is not complete, the applicant shall be notified in writing within 10 business days of the date of receipt of the application that the application is not complete and the reasons therefore, including any additional information necessary to complete the application. The applicant shall have 30 calendar days to submit additional information to complete the application. Failure to do so within the 30-day period shall render the application void. Within five business days following the receipt of an amended application or supplemental information, the Director shall again determine whether the application is complete in accordance with the procedures set forth in this Subsection. Evaluation and notification shall occur as provided above until such time</p>	<p>manufacturing (M-2), limited manufacturing (M-4), unclassified (M-3), and heavy industrial zones (M-2-1/2). (In Division 2)</p> <p>22.62.050 Adult business permit--Required. No adult business shall be established until an application for an adult business permit is approved by the planning commission generally following the procedures set out in Sections 22.60.170 through 22.60.190 of this title. (Covered under Type IV)</p> <p>22.62.060 Adult business permit--Application.</p> <p>A. An application for an adult business permit shall be filed with the Director. It shall contain the information required by Section 22.56.030, and a narrative description of the proposed use or development including an explanation of how the proposed business will satisfy the applicable requirements set forth in Sections 22.62.010 through 22.62.070 of this chapter.</p> <p>B. The Director shall determine whether the application contains all the information required by the provisions of this chapter. If it is determined that the application is not complete, the applicant shall be notified in writing within 10 business days of the date of receipt of the application that the application is not complete and the reasons therefor, including any additional information necessary to render the application complete. The applicant shall have 30 calendar days to submit additional information to render the application complete. Failure to do so within the 30-day period shall render the application void. Within five business days following the receipt of an amended application or supplemental information, the Director shall again determine whether the application is complete in accordance with the procedures set forth in this subsection. Evaluation and notification shall occur as provided above until such time as the application is found to be complete. The applicant shall be notified within five business days of the date the application is found to be complete. All notices required by this Section shall be given by first class mail, postage prepaid.</p>
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<p>as the application is found to be complete. The applicant shall be notified within five business days of the date the application is found to be complete. All notices required by this Section shall be given by first class mail, postage prepaid.</p> <p>3. When an application has been accepted as complete, the Director shall set the application for a nondiscretionary public hearing before the Review Authority within 60 days from the date on which the application was accepted as complete. The Review Authority shall approve or deny the application within 90 days from the date on which the application was accepted as complete by the Director.</p> <p>4. If the Review Authority has not acted to approve or deny the application within that time, the applicant shall be permitted to begin operating the adult business for which the permit is sought. The applicant shall be permitted to continue to operate that adult business unless and until the Review Authority acts to deny the permit and written notification of that action, including the reasons for denial, is provided to the applicant, by first class mail, postage prepaid.</p> <p>5. Any application for a permit pursuant to this Section is considered to be a ministerial permit and, as such, is not subject to the time limits specified in Section 65950 et seq. of the State Government Code, or the California Environmental Quality Act.</p> <p>6. In considering an application pursuant to this Section, the</p>	<p>22.62.070 Application fee. When an adult business permit application is filed, it shall be accompanied by the filing fee as required in Section 22.60.100.</p> <p>22.62.080 Permit application--Review and approval.</p> <p>A. When an application has been accepted as complete, the planning Director shall set the application for a nondiscretionary public hearing before the planning commission within 60 days from the date on which the application was accepted as complete, generally following the notice procedures set out in Sections 22.60.170 through 22.60.190 of this title. The planning commission shall approve or disapprove the application within 90 days from the date on which the application was accepted as complete by the planning Director.</p> <p>B. If the planning commission has not acted to approve or deny the application within that time, the applicant shall be permitted to begin operating the adult business for which the adult business permit is sought. The applicant shall be permitted to continue to operate that adult business unless and until the planning commission acts to deny the adult business permit and written notification of that action, including the reasons therefor, is provided to the applicant, by first class mail, postage prepaid.</p> <p>C. Any application for a permit pursuant to this chapter is considered to be a ministerial permit and, as such, is not subject to the time limits specified in Section 65950 et seq. of the Government Code, or the California Environmental Quality Act.</p> <p>D. In considering an application for a permit pursuant to this chapter, the planning</p>
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<p>Review Authority shall approve the application if the applicant substantiates the findings:</p> <ul style="list-style-type: none">a. The adult business is consistent with the location and development standards contained in this Section;b. The adult business is located in a zone classification which lists the adult business as a permitted use;c. Except as otherwise specifically provided in this chapter, the adult business complies with the development features prescribed in this Ordinance;d. The adult business has submitted to the Director documentation evidencing successful completion of the processes and receipt of the license required under Chapter 7.92 in Title 7 (Business Licenses) of the County Code. In cases where such documentation is unavailable at the time the Review Authority takes action on the application, any action by the Review Authority granting a permit shall be conditioned upon the applicant providing to the Director the documentation required by this subsection, and no permit shall be valid unless and until such documentation has been provided to the Director.	<p>commission shall approve the permit if it makes the following findings:</p> <ul style="list-style-type: none">1. The adult business is consistent with the location and development standards contained in this chapter; and2. The adult business is located in a zone classification which lists the adult business as a permitted use; and3. Except as otherwise specifically provided in this chapter, the adult business complies with the development features prescribed in this title; and4. The adult business has submitted to the Director documentation evidencing successful completion of the processes and receipt of the license required under Chapter 7.92 of this code. In cases where such documentation is unavailable at the time the planning commission takes action on the application, any action by the planning commission granting an adult business permit shall be conditioned upon the applicant providing to the Director the documentation required by this subsection, and no adult business permit shall be valid unless and until such documentation has been provided to the Director.
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<p>7. Issuance or denial of the ministerial application is not subject to administrative appeal.</p> <p>F. Existing Adult Businesses.</p> <p>1. Any adult business lawfully operating on February 9, 1996, the effective date of this Section, in violation of the standards in this Section shall be deemed a nonconforming use.</p> <p>2. Any adult business lawfully operating on February 9, 1996, which became nonconforming due to the development standards listed in Subsection D, above, shall cease operation, or otherwise be brought into full compliance with the development standards of this Section, not later than November 17, 1996.</p> <p>3. Any adult business lawfully operating on February 9, 1996, which became nonconforming due to the locational standards listed in Subsection C, above, or became nonconforming due to use shall cease operation, or otherwise be brought into full compliance with the locational standards shall cease operation, or otherwise be brought into full compliance with the development standards of this chapter, not later than February 9, 2016, which is 20 years following the effective date of this Section.</p> <p>4. An adult business lawfully operating as a conforming use is not rendered a nonconforming use by the subsequent location of a residence, or a residential or agricultural zone, within 250 feet of the adult business, or the</p>	<p>E. Issuance or denial of the ministerial permit is not subject to administrative appeal.</p> <p>22.62.090 Existing adult businesses.</p> <p>A. Any adult business lawfully operating on the effective date of this chapter in violation hereof shall be deemed a nonconforming use.</p> <p>B. Any adult business lawfully operating on the effective date of this chapter which becomes nonconforming due to the development standards enumerated in Section 22.62.030 shall cease operation, or otherwise be brought into full compliance with the development standards of this chapter, not later than November 17, 1996.</p> <p>C. Any adult business lawfully operating on the effective date of this chapter which becomes nonconforming due to either the locational standards enumerated in Section 22.62.020 or the permitted zone classes enumerated in Section 22.62.040 shall cease operation, or otherwise be brought into full compliance with the locational standards, not later than 20 years following the effective date of this chapter.</p> <p>D. An adult business lawfully operating as a conforming use is not rendered a nonconforming use by the subsequent location of a residence, or a residential or agricultural zone, within 250 feet of the adult business, or the subsequent location of a church, chapel or other publicly recognized place of worship, public park, public</p>
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<p>subsequent location of a church, chapel or other publicly recognized place of worship, public park, public or private school or child care center, within 500 feet of the adult business, if the adult business is continuous, which means that interruptions in use cannot exceed six months.</p>	<p>or private school or child care center, within 500 feet of the adult business, if the adult business is continuous, which means that interruptions in use cannot exceed six months.</p>
<p>G. Review of Termination Schedule. An application for review of the termination schedules for a nonconforming adult business prescribed in Subsection 22.106.040.F may be approved by the Review Authority generally following the procedures set out in Section 22.82.180 (Extension of Nonconforming Use and Structures). In considering an application for review of the termination schedules for an adult business that is nonconforming due to either the locational or development standards, the Review Authority shall use the following criteria in making a determination, instead of the criteria prescribed in Section 22.82.180 (Extension of Nonconforming Use and Structures):</p> <ol style="list-style-type: none">1. The owner's financial investment in the business prior to the effective date of this Section;2. The present actual and depreciated value of the business improvements;3. The applicable federal tax depreciation schedules for such improvements;4. The remaining useful life of the business improvements;5. The extent to which the business fails to comply with all applicable requirements of this Section;	<p>22.62.100 Review of termination schedule. An application for review of the termination schedules for a nonconforming adult business prescribed in Section 22.62.090 may be approved by the planning commission generally following the procedures set out in Section 22.56.1550. In considering an application for review of the termination schedules for an adult business, which is nonconforming due to either the locational or development standards, the planning commission shall use the following criteria in making a determination, instead of the criteria prescribed at Section 22.56.1550 C2 of this title:</p> <ol style="list-style-type: none">A. The owner's financial investment in the business prior to the effective date of this chapter;B. The present actual and depreciated value of the business improvements;C. The applicable federal tax depreciation schedules for such improvements;D. The remaining useful life of the business improvements;E. The extent to which the business fails to comply with all applicable requirements of this chapter;

<p>6. The extent, if any, to which the business has been brought into compliance with any of the applicable requirements of this Section since February 9, 1996 and with which such business previously failed to conform, including the cost incurred for any such improvements;</p> <p>7. The remaining term of any lease or rental agreement under which the business is operating;</p> <p>8. Whether the business can be brought into conformance with all applicable requirements of this without requiring to be relocated, and the cost of complying with such requirements;</p> <p>9. Whether the business must be discontinued at the present location in order to comply with the requirements of this Section and, if such relocation is required:</p> <p style="padding-left: 40px;">a. The availability of relocation sites; and</p> <p style="padding-left: 40px;">b. The cost of such relocation; and</p> <p>10. The ability of the owner to change the business to a conforming use.</p> <p>H. Conflicts. If the provisions of this Section conflict or contravene the provisions of any part of this Ordinance, the provisions of this Section shall prevail as to all matters and questions relating to adult businesses.</p> <p>I. Modifications or Revocations. In addition to the grounds for revisions or revocations prescribed in Chapter 22.140 (Revocations and Revisions),</p>	<p>F. The extent, if any, to which the business has been brought into compliance with any of the applicable requirements of this chapter since the date of adoption of this chapter and with which such business previously failed to conform, including the cost incurred for any such improvements;</p> <p>G. The remaining term of any lease or rental agreement under which the business is operating;</p> <p>H. Whether the business can be brought into conformance with all applicable requirements of this chapter without requiring to be relocated, and the cost of complying with such requirements;</p> <p>I. Whether the business must be discontinued at the present location in order to comply with the requirements of this chapter and, if such relocation is required:</p> <p style="padding-left: 40px;">(1) the availability of relocation sites, and</p> <p style="padding-left: 40px;">(2) the cost of such relocation;</p> <p>J. The ability of the owner to change the business to a conforming use.</p> <p>22.62.110 Conflicts. If the provisions of this chapter conflict or contravene the provisions of another chapter of this title, the provisions of this chapter shall prevail as to all matters and questions arising out of the subject matter of this chapter.</p> <p>22.62.120 Modifications or revocations. In addition to the grounds for modifications or revocations prescribed in Chapter 22.56, Part 13 of this title, and after a hearing as provided in Chapter 22.56, Part 13 of this title, the planning</p>
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<p>after a duly-noticed public hearing, the Review Authority may modify or revoke a permit for an adult business or for an adult business nonconforming use if it finds that one or more of the following conditions exist:</p> <ol style="list-style-type: none">1. The building, structure, equipment or location of such business does not comply with or fails to meet any of the health, zoning, fire and safety requirements or standards of any of the laws of the State of California or ordinances of the County of Los Angeles applicable to such business operation.2. The business owner, its employee, agent, or manager, has been convicted in a court of competent jurisdiction of:<ol style="list-style-type: none">a. Any violation of any statute, or any other ordinance, arising from any act performed in the exercise of any rights granted by the permit, the revocation of which is under consideration;b. Any offense involving the maintenance of a nuisance caused by any act performed in the exercise of any rights granted by the permit, the revocation of which is under consideration; orc. The business owner, its employee, agent or manager has knowingly made any false, misleading or fraudulent statement of material fact in the application for a permit, or in any report or	<p>commission may modify or revoke an adult business permit or adult business nonconforming use if it finds that one or more of the following conditions exist:</p> <ol style="list-style-type: none">A. The building, structure, equipment or location of such business does not comply with or fails to meet any of the health, zoning, fire and safety requirements or standards of any of the laws of the state of California or ordinances of the county of Los Angeles applicable to such business operation;B. The business owner, its employee, agent or manager has been convicted in a court of competent jurisdiction of:<ol style="list-style-type: none">1. Any violation of any statute, or any other ordinance, arising from any act performed in the exercise of any rights granted by the adult business permit, the revocation of which is under consideration, or2. Any offense involving the maintenance of a nuisance caused by any act performed in the exercise of any rights granted by the adult business permit, the revocation of which is under consideration;C. The business owner, its employee, agent or manager has knowingly made any false, misleading or fraudulent statement of material fact in the application for a permit, or in any report or record required to be filed with the planning commission.
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record required to be filed with the Review Authority.	
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<p>22.106.040 Alcoholic Beverage Sales—For On-Site or Off-Site Consumption</p> <p>A. Applicability. This Section applies to the following establishments:</p> <ol style="list-style-type: none"> 1. Establishments that do not currently but propose the retail sale of alcoholic beverages for either on-site or off-site consumption; 2. Establishments that currently sell alcoholic beverages but which propose to change the type of alcoholic beverages to be sold, by changing the type of retail liquor license within a license classification; 3. Establishments that currently sell alcoholic beverages, if the establishment substantially changes its mode or character of operation, including, but not limited to: <ol style="list-style-type: none"> a. A 10-percent increase in the floor area devoted to alcoholic beverage sales or inventory, or b. A 25-percent increase in the linear shelf space used for the display of alcoholic beverages; and 4. Establishments that have either been abandoned or discontinued operation for at least 90 consecutive days or more. <p>B. Exceptions. This Section shall not apply to:</p> <ol style="list-style-type: none"> 1. Tasting rooms and remote tasting rooms permitted under Section 22.106.540 (Tasting Rooms and Remote Tasting Rooms); or 	<p>22.56.195 Alcoholic beverage sales, for either on-site or off-site consumption. Additional Findings Prerequisite to Permit.</p> <p>A. This Section applies to the following uses, with the exception of tasting rooms and remote tasting rooms:</p> <ol style="list-style-type: none"> 1. Establishments that do not currently, but propose to, sell alcoholic beverages, for either on-site or off-site consumption; 2. Establishments that currently sell alcoholic beverages but which propose to change the type of alcoholic beverages to be sold, by changing the type of retail liquor license within a license classification; 3. Establishments that currently sell alcoholic beverages, if the establishment substantially changes its mode or character of operation, which includes, but is not limited to: <ol style="list-style-type: none"> a. A 10-percent increase in the floor area devoted to alcoholic beverage sales or inventory, or b. A 25-percent increase in facing used for the display of alcoholic beverages; and 4. Establishments which have either been abandoned or discontinued operation for three months.
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<p>2. Wineries permitted under Section 22.106.600 (Wineries).</p> <p>C. Findings. The Review Authority shall approve an application only after the applicant substantiates the following findings:</p> <p>1. The findings for a Type IV application per Section 22.124.060 (Public Hearing, Findings and Decision); and</p> <p>2. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius;</p> <p>3. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area;</p> <p>4. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the public convenience or necessity for selling alcoholic beverages for off-site consumption may outweigh the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment;</p>	<p>B. In addition to the findings required pursuant to subsection A of Section 22.56.090, the planning agency shall approve an application for a conditional use permit for alcoholic beverage sales where the information submitted by the applicant, or presented at public hearing, substantiates the following findings:</p> <p>1. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius; and</p> <p>2. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area; and</p> <p>3. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment; and</p>
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<p>5. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and</p> <p>6. The requested use at the proposed location will not make the exterior appearance of the structure inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.</p>	<p>4. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and</p> <p>5. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.</p>
<p>D. Conditions for Alcoholic Beverage Sales in Conjunction with Motor Vehicle Fuel. Sales of beer and wine in conjunction with motor vehicle fuel are subject to the following mandatory requirements:</p> <p>1. No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler;</p> <p>2. No advertisement of alcoholic beverages shall be displayed at motor fuel islands;</p> <p>3. No self-illuminated advertising for beer or wine shall be located on buildings or windows.</p> <p>4. No sale of alcoholic beverages shall be made from a drive-thru window;</p> <p>5. No display or sale of beer or wine shall be made from an ice tub; and</p> <p>6. If the sale of alcoholic beverages</p>	<p>22.56.245 Sale of beer and wine in conjunction with sale of motor vehicle fuel-- Additional conditions.</p> <p>In addition to the conditions imposed pursuant to Section 22.56.100, the following development standards shall be mandatory conditions of such grant:</p> <p>A. No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.</p> <p>B. No advertisement of alcoholic beverages shall be displayed at motor fuel islands.</p> <p>C. No sale of alcoholic beverages shall be made from a drive-in window.</p> <p>D. No display or sale of beer or wine shall be made from an ice tub.</p> <p>E. No beer or wine advertising shall be located on motor fuel islands and no self-illuminated advertising for beer or wine shall be located on buildings or windows.</p> <p>F. If the sale of alcoholic beverages between the</p>

between the hours of 10:00 pm and 2:00 a.m. is granted as part of the Type IV application, employees on duty shall be at least 21 years of age in order to sell beer or wine.	hours of 10:00 p.m. and 2:00 a.m. is granted as a part of the conditional use permit, employees on duty shall be at least 21 years of age in order to sell beer or wine.
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22.106.050 Amateur Radio Antennas	Part 13 AMATEUR RADIO ANTENNAS
<p>A. Purpose. This Section is to ensure that amateur radio antennas are designed and located in a way that avoids hazards to public health and safety and minimizes adverse aesthetic effects, while reasonably accommodating amateur radio communications.</p> <p>B. Applicability. Amateur radio antennas are permitted in all Base Zones as an accessory use, subject to this Section.</p> <p>C. Definitions. The following terms apply to this Section:</p> <ol style="list-style-type: none">1. Amateur Radio Antenna. Any antenna, including a whip antenna, which is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission.2. Antenna Structure. An antenna and its supporting mast or tower, if any.3. Mast. A pole of wood or metal, or a tower fabricated of metal, used to support an amateur radio antenna and maintain it at the proper elevation.4. Whip Antenna. An antenna consisting of a single, slender, rod-like element, which is supported only at or near its base. <p>D. Application.</p> <ol style="list-style-type: none">1. Type I Application. A Type I application is required for amateur radio antennas, structures and masts that comply with the development standards listed in this Section.	<p>22.52.1400 Purpose. The purpose of this part is to assure that amateur radio antennas are designed and located in a way that avoids hazards to public health and safety and minimizes adverse aesthetic effects, while reasonably accommodating amateur radio communications.</p> <p>22.52.1410 Definitions.</p> <p>A. Amateur Radio Antenna. The term “amateur radio antenna” shall mean any antenna, including a whip antenna, which is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission.</p> <p>B. Antenna Structure. The term “antenna structure” refers collectively to an antenna and its supporting mast or tower, if any.</p> <p>C. Mast. The term “mast” shall mean a pole of wood or metal, or a tower fabricated of metal, used to support an amateur radio antenna and maintain it at the proper elevation.</p> <p>D. Whip Antenna. The term “whip antenna” shall mean an antenna consisting of a single, slender, rod-like element, which is supported only at or near its base.</p> <p>22.52.1420 Permitted use. Amateur radio antennas, structures and masts which comply with the development standards specified in Section 22.52.1430 are permitted as an accessory use in all zoning districts. Amateur radio antennas, structures, and masts which do not comply with the development standards specified in Section 22.52.1430 may also be</p>

<p>2. Type III Application. A Type III application is required for amateur radio antennas, structures, and masts that do not comply with the development standards listed in this Section.</p> <p>3. Application Requirements. In addition to the materials required by the applications listed in this Subsection D, the applicant shall provide the following materials:</p> <ul style="list-style-type: none">a. Manufacturer's specifications of the antenna structure;b. Details of footings, guys, and braces;c. Details of attaching or fixing the antenna structure to the roof, if applicable;d. Elevations drawn to scale and dimensions so as to fully describe the proposed structure;e. A statement indicating any mitigation measures proposed to minimize any adverse effects of the antenna or antenna structure. Such measures may include screening, painting, increased setbacks from property lines, and safety devices;f. A statement of the reasons why strict conformance with the development standards specified in Subsection E, below will unreasonably interfere with the operator's ability to receive or transmit signals, or impose unreasonable costs on the amateur radio	<p>permitted, subject to first securing an amateur radio antenna permit.</p> <p>22.52.1440 Application for permit.</p> <p>A. The development standards in Section 22.52.1430 may be waived or modified by the issuance of an amateur radio antenna permit, except that no application for a permit shall be filed or accepted if final action has been taken within one year prior thereto by the planning Director on an application requesting the same, or substantially the same permit. The application shall be on a form supplied by the planning department and shall be accompanied by the following information, maps and plans:</p> <ul style="list-style-type: none">1. Site plans drawn to scale and dimensioned, showing the proposed location of the antenna structure;2. Manufacturer's specifications of the antenna structure;3. Details of footings, guys, and braces;4. Details of attaching or fixing the antenna structure to the roof, if applicable;5. Elevations drawn to scale and dimensions so as to fully describe the proposed structure;6. A statement indicating any mitigation measures proposed to minimize any adverse effects of the antenna or antenna structure. Such measures may include screening, painting, increased setbacks from property lines, and safety devices;7. A statement of the reasons why strict conformance with the development standards specified in Section 22.52.1430 will unreasonably interfere with the operator's ability to receive or transmit signals, or impose unreasonable costs on the amateur radio operator when viewed in light of the cost of the equipment;8. A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names
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<p>operator when viewed in light of the cost of the equipment.</p> <p>4. Fire Department Consultation Fee. In addition to the application fee, the applicant shall submit a Fire Department referral fee as listed in the County Planning Fee Schedule. The Director shall refer a copy of the application materials to the Fire Department for review and comment prior application approval.</p> <p>E. Development Standards.</p> <p>1. Lowering Device. All amateur radio antenna structures, capable of a maximum extended height in excess of 35 feet (inclusive of tower and mast), with the exception of whip antennas, shall be equipped with a motorized device and mechanical device, each capable of lowering the antenna to the maximum permitted height when not in operation.</p> <p>2. Permitted Height.</p> <p>a. The height of an antenna structure shall be measured from natural grade at the point the mast touches, or if extended, would touch, the ground.</p> <p>b. When in operation, no part of any amateur radio antenna structure shall extend to a height of more than 75 feet above grade of the site on which the antenna</p>	<p>and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the amateur radio antenna use;</p> <p>9. Two sets of mailing labels for the above-stated owners within a distance of 500 feet of the parcel of land to be occupied by the antenna;</p> <p>10. A map drawn to a scale specified by the Director indicating where all such ownerships are located;</p> <p>11. A filing fee equivalent to the fee for site plan review of residential site plans in hillside areas, as prescribed by Section 22.60.100.</p> <p>B. A copy of the application materials shall be referred by the planning Director to the fire department for review and comment prior to issuance of the permit.</p> <p>22.52.1430 Development standards.</p> <p>A. Lowering Device. All amateur radio antenna structures, capable of a maximum extended height in excess of 35 feet (inclusive of tower and mast), with the exception of whip antennas, shall be equipped with a motorized device and mechanical device, each capable of lowering the antenna to the maximum permitted height when not in operation.</p> <p>B. Permitted Height.</p> <p>1. The height of an antenna structure shall be measured from natural grade at the point the mast touches, or if extended, would touch, the ground.</p> <p>2. When in operation, no part of any amateur radio antenna structure shall extend to a height of more than 75 feet above natural grade of the site on which the antenna structure is installed.</p>
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<p>structure is installed.</p> <p>c. When not in operation, no part of any amateur radio antenna structure, excepting whip antennas, shall extend to a height of more than 35 feet as measured above grade of the site on which the antenna is installed.</p> <p>3. Number Permitted. One amateur radio antenna structure, and one whip antenna over 35 feet, shall be permitted on each building site.</p> <p>4. Site. The antenna structure shall be located on site in a manner which will minimize the extent to which the structure is visible to nearby residents and members of the general public. Antenna structures shall be considered to satisfy this criteria if:</p> <p>a. No portion of the antenna structure or mast is located within any required setback area; and</p> <p>b. No portion of the antenna structure or mast is within the front 40 percent of that portion of the building site that abuts a street; and</p> <p>c. In the event a building site abuts two or more streets, the antenna structure or mast is not located within the front 40 percent of that portion of the building site where primary access is provided to the property, or within 20 feet of any other abutting street or</p>	<p>3. When not in operation, no part of any amateur radio antenna structure, excepting whip antennas, shall extend to a height of more than 35 feet as measured above natural grade of the site on which the antenna is installed.</p> <p>C. Number Permitted. One amateur radio antenna structure, and one whip antenna over 35 feet, shall be permitted on each building site.</p> <p>D. Siting. The antenna structure shall be located on site in a manner which will minimize the extent to which the structure is visible to nearby residents and members of the general public. Antenna structures shall be considered to satisfy this criteria if:</p> <p>1. No portion of the antenna structure or mast is located within any required setback area; and</p> <p>2. No portion of the antenna structure or mast is within the front 40 percent of that portion of the building site that abuts a street; and</p> <p>3. In the event a building site abuts two or more streets, the antenna structure or mast is not located within the front 40 percent of that portion of the building site where primary access is provided to the property, or within 20 feet of any other abutting street or public right-of-way.</p>
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<p>public right-of-way.</p> <p>F. Installation and Maintenance.</p> <ol style="list-style-type: none">1. All antenna structures shall be installed and maintained in compliance with applicable building standards.2. All antennas and their supporting structures shall be maintained in good condition.3. All ground-mounted antennas and their supporting structures shall be permanently installed. <p>G. Findings. The Review Authority shall approve a Type III application if the applicant substantiates the following findings:</p> <ol style="list-style-type: none">1. The findings for a Type III application per Section 22.122.060 (Findings and Decision),2. That strict compliance with the development standards specified in this Section would unreasonably interfere with the applicant's ability to receive or transmit signals, or would impose unreasonable costs on the operation when viewed in light of the cost of the equipment, or3. That strict compliance with the development standards is not, under the circumstances of the particular case, necessary to achieve the goals and objectives of this part. <p>H. Conditions. In approving the Type III application, the Review Authority may impose conditions reasonably necessary to accomplish the purposes of this Section, provided those</p>	<p>E. Installation and Maintenance.</p> <ol style="list-style-type: none">1. All antenna structures shall be installed and maintained in compliance with applicable building standards.2. All antennas and their supporting structures shall be maintained in good condition.3. All ground-mounted antennas and their supporting structures shall be permanently installed. <p>22.52.1450 Issuance of permit. The planning Director shall issue an amateur radio antenna permit if the applicant demonstrates that strict compliance with the development standards specified in Section 22.52.1430 would unreasonably interfere with the applicant's ability to receive or transmit signals, or would impose unreasonable costs on the operation when viewed in light of the cost of the equipment, or that strict compliance with the development standards is not, under the circumstances of the particular case, necessary to achieve the goals and objectives of this part.</p> <p>In granting the permit, the planning Director may impose conditions reasonably necessary to accomplish the purposes of this part, provided those conditions do not unreasonably interfere</p>
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<p>conditions do not unreasonably interfere with the ability of the applicant to receive or transmit signals, or impose unreasonable costs on the amateur radio operator when viewed in the light of the cost of the equipment.</p> <p>I. Nonconforming Antennas. Amateur radio antennas, antenna structures, and masts in existence as of May 26, 1995, the effective date of this Section, may continue to be used without complying with the provisions of this Section except as provided and shall be considered a legal nonconforming use. Amateur radio antennas, antenna structures, and masts that are a legal nonconforming use shall comply with the development standards of this Section to the extent that they are capable of doing so without modification. Existing amateur radio antennas, antenna structures, and masts may be enlarged, expanded or relocated only if brought into compliance with the development standards of this Section. In the absence of such compliance of proposed expansion, enlargement or relocation, a Type III application is required.</p>	<p>with the ability of the applicant to receive or transmit signals, or impose unreasonable costs on the amateur radio operator when viewed in the light of the cost of the equipment.</p> <p>22.52.1490 Nonconforming antennas. Amateur radio antennas, antenna structures, and masts in existence as of the effective date of the ordinance codified in this part may continue to be used without complying with the provisions of this part except as provided in this Section and shall be considered a legal nonconforming use. Amateur radio antennas, antenna structures, and masts that are a legal nonconforming use shall comply with the provisions of Section 22.52.1430 to the extent that they are capable of doing so without modification. Existing amateur radio antennas, antenna structures and masts may be enlarged, expanded or relocated only if brought into compliance with the standards of Section 22.52.1430 of this part. In the absence of such compliance of proposed expansion, enlargement or relocation, an amateur radio antenna permit shall be required.</p> <p>22.52.1460 Notice. Notice of the issuance of an amateur radio antenna permit by the planning Director shall be given to all owners of real property, as shown on the latest equalized assessment roll, located within five hundred feet of the parcel on which the proposed antenna, structure or mast is to be located and notice shall also be given to any affected homeowner's association registered with the planning department.</p> <p>22.52.1470 Appeal. An applicant for an amateur radio antenna permit, or other interested person, may appeal a decision of the planning Director to the planning commission. The appeal must be filed within the time period set forth in, and subject to all of the other provisions of Part 5 of Chapter 22.60. The planning commission shall conduct a public</p>
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	<p>hearing on any appeal and the decision of the planning commission shall be final and effective on the date of the decision and shall not be subject to further administrative appeal.</p> <p>22.52.1480 Appeal fees. The appellant shall pay the processing fee prescribed by Section 22.60.230.</p>
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<p>22.106.060 Animal Keeping</p> <p>A. Purpose. This Section provides regulations for animals as pets or for the use of persons residing on the property in order to provide for the keeping of domestic and wild animals where accessory to the residential use of a property, rather than maintenance of animals for commercial purposes. Such regulations presume a reasonable effort on the part of the animal owner to recognize the rights of surrounding neighbors by maintaining and controlling their animals in a safe and healthy manner at a reasonable location.</p> <p>B. Animal Keeping Permitted—Limitations. A person shall not keep or maintain any animal in any Base Zone other than those specified as permitted in this Section for personal use. This Section shall not prohibit the keeping of animals for personal use to the extent permitted by commercial provisions in the same Base Zone, subject to the same conditions and restrictions of the Base Zone.</p> <p>1. <i>Livestock Kept as Pets.</i></p> <p>a. <i>Livestock kept as Pets.</i> Livestock listed in Table 22.106.070 (Maximum Number of Animals Permitted By Type) may be kept or maintained as pets or for the personal use of persons residing on the property or lots of land having a minimum area of 15,000 square feet per dwelling unit, subject to the maximum number listed in the table, not to exceed one animal per 5,000 square feet.</p>	<p>22.52.300 Purpose of Part 3 provisions.</p> <p>Regulations governing animals as pets or for the personal use of the family residing on the premises are established in order to provide for the keeping of domestic and wild animals where accessory to the residential use of property, as opposed to maintenance for commercial purposes. Such regulations presume a reasonable effort on the part of the animal owner to recognize the rights of surrounding neighbors by maintaining and controlling his animals in a safe and healthy manner at a reasonable location, and neither authorize nor legalize the maintenance of any private or public nuisance. (Ord. 1494 Ch. 7 Art. 12 § 712.1, 1927.)</p> <p>22.52.310 Keeping animals permitted when-- Limitations. A person shall not keep or maintain any animal other than those permitted in Sections 22.20.040, 22.20.050, 22.24.040, 22.24.050 or 22.24.160 for personal use in any zone except as hereinafter specifically permitted in this Part 3 and subject to all regulations and conditions enumerated in this Part 3. This section, however, shall not be interpreted to prohibit the keeping of animals for personal use to the extent permitted by commercial provisions in the same zone, subject to the same conditions and restrictions. (Ord. 1494 Ch. 7 Art. 12 § 712.2, 1927.)</p> <p>22.52.320 Livestock kept as pets--Restrictions generally. A. Domestic and wild animals specified herein may be kept or maintained as pets or for the personal use of members of the family residing on the premises subject to the following restrictions.</p> <p>B. Lots or parcels of land having, as a condition of use, a minimum area of 15,000 square feet per dwelling unit may keep or maintain the animals listed in Table 1 in the numbers specified, not to exceed one animal per 5,000 square feet:</p>
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TABLE 22.106.060: MAXIMUM NUMBER OF ANIMALS PERMITTED BY TYPE	
<i>Type of Animal</i>	<i>Maximum Number Permitted</i>
Horses, donkeys, mules and other equine, and cattle	One over nine months of age for each 5,000 square feet of lot area.
Sheep and goats	One over six months of age for each 5,000 square feet of lot area.
Alpacas and llamas	One over six months of age for each 5,000 square feet of lot area.

- b. *Livestock Kept as Pets--Animals Existing as of February 27, 1974.* Each lot or parcel of land having a minimum area of 10,000 square feet but less than 15,000 square feet per dwelling unit where horses, donkeys, mules or other equine, cattle, sheep or goats are kept or maintained is hereby granted an animal permit permitting one such animal per 5,000

Table 1

Type of Animal	Number Permitted
Horses, donkeys, mules and other equine, and cattle	One over nine months of age for each 5,000 square feet of lot area.
Sheep and goats	One over six months of age for each 5,000 square feet of lot area.
Alpacas and llamas	One over six months of age for each 5,000 square feet of lot area.

22.52.330 Other animals permitted as pets--
Permit required.

Animals other than those listed in this Part 3 or in Sections 22.20.040, 22.20.050, 22.24.040, 22.24.050 or 22.24.160 or in numbers greater than those given in Sections 22.20.040, 22.20.050, 22.24.040, 22.24.050 and 22.52.320, or on lots or parcels of land having less than the area required, may be kept or maintained for personal use or as pets provided an animal permit has first been obtained as provided in Part 3 of Chapter 22.56. (Ord. 1494 Ch. 7 Art. 12 § 712.4, 1927.)

22.52.340 Livestock kept as pets--Animals existing as of February 27, 1974.

Each lot or parcel of land having a minimum area of 10,000 square feet but less than 15,000 square feet per dwelling unit where horses, donkeys, mules or other equine, cattle, sheep or goats are kept or maintained is hereby granted an animal permit permitting one such animal per 5,000 square feet of lot area, provided:

A. That such animals were kept or maintained as pets or for the personal use of members of the family residing on the premises prior to and on February 27, 1974; and

B. That a notarized affidavit so certifying is filed with the director within 120 days of September 20, 1974, the effective date of ordinance which added the provisions codified in this section.

<p>square feet of lot area, provided:</p> <p>i. That such animals were kept or maintained as pets or for the personal use of members of the family residing on the premises prior to and on February 27, 1974; and</p> <p>ii. That a notarized affidavit so certifying is filed with the director within 120 days of September 20, 1974, the effective date of ordinance which added the provisions codified in this section.</p> <p>iii. In computing the time period within which horses, donkeys, mules or other equine, cattle, sheep and goats kept or maintained as pets or for personal use must be discontinued and removed, pursuant to the provisions of Subsection B.1.b.ii, above, the date such uses became nonconforming shall be deemed to be September</p>	<p>(Ord. 1494 Ch. 7 Art. 12 § 712.7, 1927.)</p> <p>22.52.350 Livestock kept as pets--Date of nonconformity.</p> <p>In computing the time period within which horses, donkeys, mules or other equine, cattle, sheep and goats kept or maintained as pets or for personal use must be discontinued and removed, pursuant to the provisions of subsection B of Section 22.56.1540, the date such uses became nonconforming shall be deemed to be September 20, 1974, the effective date of the ordinance establishing the provisions codified in this section. (Ord. 1494 Ch. 7 Art. 12 § 712.10, 1927.)</p>
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<p>20, 1974, the effective date of the ordinance establishing the provisions codified in this section.</p> <p>2. Dogs. No more than three dogs over the age of four months shall be kept per dwelling unit, whether kept or maintained for personal use or otherwise. A service dog, as defined in Section 10.20.090 (Animals) of the County Code, shall not be counted toward the number of dogs authorized to be kept or maintained.</p> <p>3. Hogs and Pigs. A person may keep no more than two weaned hogs or pigs—except pygmy pigs on a lot and no more than five such hogs or pigs on a lot in Zone A-2, provided that the person shall comply with the following standards:</p> <p>a. The pigs or hogs may be kept and located not less than 150 feet from any highway and not less than 50 feet from the side or rear lines of any lot or parcel of land;</p> <p>b. The pigs or hogs may be kept and located not less than 50 feet from any habitable building; and</p> <p>c. The pigs or hogs shall not be fed any market refuse or similar imported ingredient or anything other than table refuse from meals consumed on</p>	<p>22.20.050 Dogs. Dogs may be kept or maintained in residential zones as follows: A. A person shall not keep or maintain more than three dogs over the age of four months per dwelling unit in any residential zone, whether kept or maintained for the personal use of such person or otherwise. B. A service dog, as defined in Section 10.20.090 of this Code, shall not be counted toward the number of dogs authorized to be kept or maintained pursuant to subsection A of this Section.</p> <p>22.24.070 Permitted uses. Premises in Zone A-1 may be used for: C. Hogs or pigs, provided: 1. That said animals are, as a condition of use, located not less than 150 feet from any highway and not less than 50 feet from the side or rear lines of any lot or parcel of land. This condition shall not apply to pygmy pigs; 2. That said animals shall not be fed any market refuse or similar imported ingredient or anything other than table refuse from meals consumed on the same lot or parcel of land, or grain; 3. That not to exceed two weaned hogs or pigs are kept.</p>
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<p>the same lot of parcel of land, or grain.</p> <p>4. Pygmy Pigs. No more than one pygmy pig, as defined in Section 10.08.205 (Pygmy Pig) of Title 10 (Animals) of the County Code, shall be kept per dwelling unit for personal use, and shall be subject to Subsection B.3.c, above, and the requirements of Title 10 (Animals Code) of the County Code.</p> <p>5. Wild Animals Kept as Pets. For each dwelling unit, the occupant(s) may keep for their personal use:</p> <p>a. Tropical fish, excluding piranhas.</p> <p>b. White mice and rats.</p> <p>c. A maximum of three of the following animals in any combination on a lot having an area of less than 10,000 square feet per dwelling unit in any zone:</p> <p>i. Canaries.</p> <p>ii. Chinchillas.</p> <p>iii. Chipmunks.</p> <p>iv. Finches.</p> <p>v. Gopher snakes.</p> <p>vi. Guinea pigs.</p> <p>vii. Hamsters.</p> <p>viii. Hawks.</p> <p>ix. King snakes.</p> <p>x. Marmoset monkeys.</p> <p>xi. Mynah birds.</p> <p>xii. Parrots, parakeets, amazons, cockatiels,</p>	<p>22.20.030 Keeping hogs prohibited. A person shall not keep or maintain any live pig or hog of any age in any residential zone, whether such pig or hog is kept or maintained for the personal use of the occupant or otherwise except that for each dwelling unit the occupant may keep for his personal use a pygmy pig as defined in this title and subject to the requirements of Title 10 of the Los Angeles County Code.</p> <p>22.20.040 Wild animals prohibited-- Exceptions. A person shall not keep or maintain any wild animal of any age in any residential zone, whether such wild animal is kept or maintained for the personal use of the occupant or otherwise, except that for each dwelling unit the occupant may keep for his personal use:</p> <p>A. The following wild animals: -- Tropical fish excluding caribe. (piranha) -- White mice and rats.</p> <p>B. The following wild animals, but in no event more than three such animals in any combination on a lot or parcel of land having an area of less than 10,000 square feet per dwelling unit:</p> <p>-- Canaries. -- Chinchillas. -- Chipmunks. -- Finches. -- Gopher snakes. -- Guinea pigs. -- Hamsters. -- Hawks. -- King snakes. -- Marmoset monkeys. -- Mynah birds. -- Parrots, parakeets, amazons, cockateels, cockatoos, lories, lorikeets, love birds, macaws, and similar birds of the psittacine family.</p>
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<p>cockatoos, lorries, lorikeets, love birds, macaws, and similar birds of the psittacine family.</p> <p>xiii. Pigeons.</p> <p>xiv. Ravens.</p> <p>xv. Squirrel monkeys.</p> <p>xvi. Steppe legal eagles.</p> <p>xvii. Toucans.</p> <p>xviii. Turtles.</p> <p>xix. White doves.</p> <p>xx. Other similar animals which, in the opinion of the Review Authority, are neither more obnoxious or detrimental to the public welfare than the animals listed in this Section. Such animals shall be kept or maintained at a place where the keeping of domestic animals is permitted.</p> <p>d. In Zone A-2 and all industrial zones, the following additional animals are permitted, provided that the animals are kept and maintained at a place where the keeping of domestic animals is permitted, except that on a lot having an area of less than 10,000 square feet per dwelling unit no more than three such animals in any combination may be kept:</p> <p>i. Anoas</p>	<p>-- Pigeons.</p> <p>-- Ravens.</p> <p>-- Squirrel monkeys.</p> <p>-- Steppe legal eagles.</p> <p>-- Toucans.</p> <p>-- Turtles.</p> <p>-- White doves.</p> <p>C. Other similar animals which, in the opinion of the commission, are neither more obnoxious or detrimental to the public welfare than the animals enumerated in this Section. Such animals shall be kept or maintained at a place where the keeping of domestic animals is permitted.</p> <p>22.24.160 Wild animals prohibited-- Exceptions.</p> <p>A person shall not keep or maintain any wild animal in Zone A-2, whether such wild animals are kept or maintained either individually or collectively for either private or commercial purposes except as otherwise provided in Section 22.24.040 or 22.24.150, or as specifically provided herein:</p> <p>A. The following animals are permitted, provided such animals are kept and maintained at a place where the keeping of domestic animals is permitted:</p> <p>-- Anoas.</p>
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<ul style="list-style-type: none"> ii. Antelopes iii. Armadillos iv. Badgers v. Beavers vi. Camels vii. Chamoises viii. Deer ix. Foxes x. Giraffes xi. Kangaroos xii. Koalas xiii. Minks xiv. Ostriches xv. Otters xvi. Peacocks xvii. Porcupines xviii. Prairie Dogs xix. Raccoons xx. Reindeer xxi. Seals xxii. Wallabies xxiii. Zebras xxiv. Other similar animals which, in the opinion of the Review Authority, are neither more obnoxious or detrimental to the public welfare than the animals listed in this Section. 	<ul style="list-style-type: none"> -- Antelopes. -- Armadilloes. -- Badgers. -- Beavers. -- Camels. -- Chamoises. -- Deer. -- Foxes. -- Giraffes. -- Kangaroos. -- Koalas. -- Minks. -- Ostriches. -- Otters. -- Peacocks. -- Porcupines. -- Prairie dogs. -- Raccoons. -- Reindeer. -- Seals. -- Wallabies. -- Zebras. -- Other similar animals which, in the opinion of the commission, are neither more obnoxious or detrimental to the public welfare than the animals enumerated in this Section.
<p>C. Other Animals Kept as Pets—Application Required. Animals other than those listed in, or in numbers greater than those given, or on lots having less than the area required in Subsection B, above, (add reference to Division 2 for existing codes 22.20.040, 050, 22.24.040, 050, 22.24.160, 22.52.230), may be kept or maintained for personal use or as pets if a Type III application has been approved, as provided in Chapter 22.122 (Type III Applications—Discretionary), with the following additional procedures:</p> <p>1. The Director shall send a notice</p>	<p>Part 3 ANIMAL PERMITS</p> <p><i>Animal Permits was deleted in its entirety except for the portion on small wild animal rehabilitation facilities and consultation with Health Services and Animal Control, which will be listed later in this document. Everything will be integrated into Type III Application provisions.</i></p> <p>22.56.470 Application--Notice requirements.</p> <p>A. In all cases where an application is filed, the Director shall cause a notice indicating the</p>

<p>of the application to:</p> <p>a. The Directors of Animal Care and Control and Public Health, requesting their technical opinion relative to the ability of the applicant to maintain such animals properly as indicated in the application and site plan;</p> <p>b. Such other persons whose property might in his judgment be affected by such application.</p> <p>2. Such notice shall also indicate that any individual opposed to the granting of such permit may express such opposition by written protest to the Director within 14 calendar days following the date on the notice.</p> <p>3. The Review Authority, in approving a Type III application may impose such conditions as are deemed necessary, including those recommended by the Departments of Animal Care and Control and Public Health, to insure that such animals will be kept or maintained in accord with the findings required by this Section. Conditions imposed may involve any pertinent factors affecting the keeping or maintenance of the animal or animals for which such permit is requested, including but not limited to those specified in this Section.</p> <p>D. Setbacks from Residences. Any structures used for housing any animal, fowl or bird, wild or domestic, other than cats, dogs, canaries or birds of the psittacine family and including corrals and fencing, shall be established at least 35 feet from any residence.</p>	<p>applicant's request at the location specified to be forwarded by first class mail, postage prepaid, to:</p> <p>...</p> <p>3. The Director of the department of animal control and the Director of the department of health services, requesting their technical opinion relative to the ability of the applicant to maintain such animals properly as indicated in the application and site plan;</p> <p>4. Such other persons whose property might in his judgment be affected by such application or permit.</p> <p>B. Such notice shall also indicate that any individual opposed to the granting of such permit may express such opposition by written protest to the Director within 14 calendar days following the date on the notice.</p> <p>22.56.510 Imposition of additional conditions authorized when.</p> <p>The Director or commission, in approving an application for an animal permit:</p> <p>A. May impose such conditions as are deemed necessary, including those recommended by the departments of animal care and control and health services, to insure that such animals will be kept or maintained in accord with the findings required by Section 22.56.500. Conditions imposed may involve any pertinent factors affecting the keeping or maintenance of the animal or animals for which such permit is requested, including but not limited to those specified in Section 22.56.100.</p> <p>From Health Services/Animal Control Regulations 11.16.090 Keeping animals and birds--Location restrictions and sanitation requirements. A person shall not keep any animal, fowl or bird, wild or domestic, other than cats, dogs, canaries or birds of the psittacine family, within 35 feet of any restaurant, food establishment, residence,</p>
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	<p>or dwelling, or other building used for the habitation of human beings, or within 100 feet of any school building, hospital building or similar institution building. It is unlawful to keep or maintain a premises, yard, coop or building in which fowl or animals are maintained in a foul or insanitary condition. The provisions of this section regarding distances shall not apply to accredited laboratories regulated by the California Department of Health Services. (Ord. 2006-0040 § 94, 2006: Ord. 7583 Part 3 Ch. 7 § 608, 1959.)</p>
<p>E. Animal Menageries, Zoos, Animal Exhibitions, or Other Similar Facilities. Animal menageries, zoos, permanent animal exhibitions, and other similar facilities for the keeping or maintaining of wild animals, and for the keeping of such wild animals not listed in Subsection B.5.d, either individually or collectively for private or commercial purposes, requires a Type IV application.</p>	<p>22.24.160 B. If a permit has first been obtained as provided in Part 1 of Chapter 22.56, the following uses, while such permit is in full force and effect and in conformity with the conditions of such permit:</p> <ul style="list-style-type: none">-- Menageries, zoos, animal exhibitions, or other similar facilities for the keeping or maintaining of wild animals.-- Wild animals, the keeping of, either individually or collectively for private or commercial purposes, except as otherwise provided in subsection A of this Section.
<p>F. Animals on Motion Picture Sets. If temporary keeping of domestic and wild animals are proposed in conjunction with a motion picture or television production on a motion picture set or premises, they shall be used, kept or maintained pursuant to all regulations of the County Department of Animal Care and Control. Such animals shall not be retained on the premises for a period of more than 60 days. The Director may grant requests for extension of such time period not to exceed 30 additional days with a Type II application if he or she finds that the extension is consistent with the intent of this Subsection and is neither detrimental to the public welfare nor to the property of other persons located in the vicinity of the use.</p>	<p>Part 6 C-M COMMERCIAL MANUFACTURING ZONE</p> <p>22.28.230 Permitted uses.</p> <p>...</p> <ul style="list-style-type: none">-- Motion picture studios and indoor sets, including the temporary use of domestic and wild animals in motion picture and television production, provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County department of animal control, and are retained on the premises for a period not exceeding 60 days. <p>The Director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56, on Director's review.</p>
<p>G. Animals in Circuses and Temporary Animal Exhibitions. Animals may be used, kept or maintained as part of a circus or animal exhibition on a</p>	<p>22.28.290 Permitted uses.</p> <p>A. Premises in Zone C-R may be used for:</p> <p>...</p> <ul style="list-style-type: none">-- Motion picture studios and sets, including the temporary use of domestic and wild animals in motion picture and television production,

<p>temporary basis for up to seven days in Zone C-R and up to 14 days in all industrial zones provided that such animals are used, kept or maintained pursuant to all regulations of the County Department of Animal Care and Control. Any requests for the keeping of animals for longer than the time specified for the base zone in conjunction with the circus or temporary animal exhibition requires a Type IV application.</p>	<p>provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County department of animal control, and are not retained on the premises for a period exceeding 60 days. The Director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56, on Director's review.</p> <p>...</p> <p>-- Circuses and animal exhibitions for a period not exceeding seven days, including the temporary use of domestic and wild animals in conjunction therewith, provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County department of animal control.</p> <p>22.32.040 Permitted uses. Premises in Zone M-1 may be used for:</p> <p>...</p> <p>-- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Los Angeles County department of animal control.</p> <p>22.24.150 Uses subject to permits.</p> <p>...</p> <p>-- Menageries, zoos, animal exhibitions or other similar facilities for the keeping or maintaining of wild animals, except as otherwise provided in Section 22.24.160.</p> <p>...</p> <p>-- Motion picture sets, including the temporary use of domestic and wild animals in motion picture and television production, provided the wild animals are kept or maintained pursuant to all regulations of the Los Angeles County department of animal control, and are not retained on the premises for a period exceeding 60 days. The Director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56 on Director's review.</p> <p>...</p>
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22.106.070 Animal Raising and Grazing	Animal Raising and Grazing
<p>A. Purpose. This Section applies to animals maintained for raising or grazing for commercial purposes as an agricultural use.</p> <p>B. Livestock.</p> <p>1. Type of Animals. Horses and other equine, cattle, sheep, goats, alpacas and llamas are permitted per this Subsection B.</p> <p>2. Permitted Uses. Permitted uses are limited to raising, grazing, breeding and training of livestock.</p> <p>3. Minimum Lot Size. There shall be a minimum lot size for each use as follows:</p> <p>a. <i>Raising, breeding, or training:</i> One acre.</p> <p>b. <i>Grazing:</i></p> <p>i. In Zones A-1, R-R, W, and O-S: Five acres.</p> <p>ii. In Zone A-2: One acre.</p> <p>4. Setbacks. All buildings or structures used in conjunction with the grazing or raising of livestock shall be not less than 50 feet from any street or highway or any habitable structure.</p> <p>5. Number Allowed. There shall be a maximum number of animals per acre in the specified zone as follows:</p> <p>a. In Zone A-1: Eight animals per acre.</p>	<p>22.24.070 Permitted uses. Premises in Zone A-1 may be used for: ... B. The following light agricultural uses, provided that all buildings or structures used in conjunction therewith shall be located not less than 50 feet from any street or highway or any building used for human habitation:</p> <p>-- The raising of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals, on a lot or parcel of land having an area of not less than one acre and provided that not more than eight such animals per acre of the total ground area be kept or maintained in conjunction with such use.</p> <p>-- The grazing of cattle, horses, sheep, goats, alpacas, or llamas on a lot or parcel of land with an area of not less than five acres, including the supplemental feeding of such animals, provided:</p> <p>b. That no buildings, structures, pens or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing. ...</p> <p>-- Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and size, including hatching, fattening, marketing, sale, slaughtering, dressing, processing and packing, and including eggs, honey or similar products derived therefrom, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.</p> <p>22.24.100 Uses subject to permits. Property in Zone A-1 may be used for: A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit</p>

<p>b. In Zone A-2:</p> <p>i. Less than five acres: Eight animals per acre.</p> <p>ii. Five acres or more: No limitation.</p> <p>c. In Zone C-R: Two animals per acre in conjunction with breeding, raising, or training of cattle and horses only.</p> <p>6. Restrictions on Grazing. A lot used for grazing shall not be used in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy located on the same property. No buildings, structures, pens or corrals designed or intended to be used for the housing or concreted feeding of such animals may be used on the premises for grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing.</p> <p>C. Small Animals.</p> <p>1. Type of Animals. Poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and size are permitted per this Subsection C.</p> <p>2. Permitted Uses. Permitted uses are limited to raising, hatching, fattening, marketing, sale, slaughtering, dressing, processing, and packing, and including eggs, honey or similar</p>	<p>is in full force and effect in conformity with the conditions of such permit for:</p> <p>...</p> <p>-- The raising of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals, not subject to the limitations of Section 22.24.070, on a lot or parcel of land having, as a condition of use, an area of not less than five acres.</p> <p>...</p> <p>a. That such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard or commercial riding academy located on the same premises;</p> <p>Part 3 A-2 HEAVY AGRICULTURAL ZONE 22.24.120 Permitted uses.</p> <p>...</p> <p>-- The grazing of cattle, horses, sheep, alpacas, llamas, or goats, including the supplemental feeding such animals, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.</p> <p>-- The raising of horses and other equine, cattle, sheep, goats, alpacas and llamas, including the breeding and training of such animals, on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided that:</p> <p>a. On lots or parcels of land having an area of less than five acres, eight such animals may be kept or maintained per acre in conjunction with such use; and</p> <p>b. On lots or parcels of land having an area of five acres or more, there shall be no limitation as to the number of such animals which may be kept or maintained in conjunction with such use.</p> <p>-- Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and size, including hatching, fattening, marketing, sale, slaughtering, dressing, processing and packing, and including eggs, honey or similar products derived therefrom, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.</p>
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<p>products from the animals listed in Subsection C.1, above.</p> <p>3. Minimum Lot Size. There shall be a minimum lot size of one acre.</p> <p>4. Setbacks. All buildings or structures used in conjunction with the raising of small animals shall be not less than 50 feet from any street or highway or any building used for human habitation.</p>	<p>...</p>
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<p>22.106.080 Apartment Houses, Incidental Commercial Services</p> <p>A. Permitted Uses. incidental restaurants and commercial service concessions offering newspapers, tobacco, notions, grocery and similar items for sale may be permitted in apartment house complexes having at least 100 dwelling units in Zone R-4 and all Commercial and Industrial Zones.</p> <p>B. Use Restriction. The facilities shall be designed and operated for the convenience of the occupants and are no more extensive than is necessary to service the development.</p> <p>C. Access. All public entrances to such facilities shall be from a lobby, hallway, or other interior portion of the development.</p> <p>D. Visibility Restriction.</p> <ol style="list-style-type: none"> 1. The facilities shall be located so as not to be visible from the outside of the building; and 2. No sign advertising or identifying such facilities may be visible from outside of the building. 	<p>Apartment Houses 22.20.370 Uses subject to permits. Property in Zone R-4-()U may be used for:</p> <p>-- Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery and similar items in hotels or apartment house developments having not less than 100 guest rooms and/or dwelling units, provided: The existing code refers to both. Guest rooms was left out because this refers to apartment houses but not hotels.</p> <ol style="list-style-type: none"> 1. That such facilities are designed and operated for the convenience of the residents and are no more extensive than is necessary to service such development; and 2. That all public entrances to such facilities are from a lobby, hallway or other interior portion of the hotel or apartment development; and 3. That such facilities are located so as not to be visible from the outside of the hotel or apartment house development; and 4. That no sign advertising or identifying such facilities is visible from outside of the building. <p><i>(We modified this to cover both apartment houses and hotels in Zone R-4)</i></p>
<p>22.106.090 Automobile Body and Fender Repair, Painting and Upholstering – Accessory Uses</p> <p>A. Applicability. If automobile body and fender repair, painting and upholstering are offered as accessory to the sale of new automobiles in Zones C-3, C-M and all industrial zones, such uses shall conform to the following standards:</p>	<p>Automobile Body and Fender Repair, Painting and Upholstering – Accessory Uses</p> <p>22.28.190 Accessory uses. Premises in Zone C-3 may be used for:</p> <p>...</p> <p>C. The following additional accessory uses:</p> <p>-- Automobile body and fender repair, painting and upholstering when incidental to the sale of new automobiles, provided:</p> <ol style="list-style-type: none"> 1. That all operations are conducted within an enclosed building; and 2. That not to exceed 25 percent of the area

<p>B. Development Standards. This use shall comply with the following standards:</p> <ol style="list-style-type: none">1. Enclosure. All operations shall be conducted within an enclosed building.2. Area. No more than 25 percent of the area devoted to service or repair of automobiles may be devoted to body and fender work, painting or upholstering.3. Spray Booths. No more than one paint spray booth shall be permitted.4. Noise. All areas or structures used shall be so located or soundproofed as to prevent annoyance or detriment to surrounding property.5. Screening. All damaged or wrecked vehicles awaiting repair shall be effectively screened so as not to be visible from surrounding properties of the same elevation or within ten feet of such properties.6. Hours of Operation. All repair activities shall be confined to the hours between 7:00 a.m. and 9:00 p.m. daily.7. Storage. No damaged or wrecked vehicles shall be stored for any purpose other than repair, and shall not constitute an automobile impound yard.	<p>devoted to service or repair be devoted to body and fender work, painting or upholstering; and</p> <ol style="list-style-type: none">3. That not to exceed one paint spray booth be permitted; and4. That all areas or structures used shall be so located or soundproofed as to prevent annoyance or detriment to surrounding property; and5. That all damaged or wrecked vehicles awaiting repair shall be effectively screened so as not to be visible from surrounding property of the same elevation or within 10 feet thereof; and6. That all repair activities as described in this Section shall be confined to the hours between 7:00 a.m. and 9:00 p.m., daily; and7. That no damaged or wrecked vehicles shall be stored for purposes other than repair, and shall not constitute an automobile impound yard; and9. That adequate additional off-street parking be available to permit such activity. (This is covered under Division 5 Parking.)8. That dismantling of vehicles for purposes other than repair or the sale of used parts is prohibited; and
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<p>C. Prohibition. Dismantling of vehicles for any purpose other than repair or the sale of used parts is prohibited.</p>	
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<p>22.106.100 Automobile and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores – Accessory Uses</p> <p>A. Incidental Repair. Incidental repair is permitted as an accessory use to the sale of new automobiles, automobile service stations and automobile supply stores according to the following standards.</p> <ol style="list-style-type: none"> 1. In Zones C-1, C-2, and C-H, automobile repair activities shall exclude body and fender work, painting, major engine overhaul, or transmission repair. Such activities may be permitted in Zones C-3, C-M and all industrial zones in accordance with Division 2 (Base Zones). 2. All repair and installation activities shall be conducted within an enclosed building only. 3. A masonry wall shall be established and maintained along an abutting property line in a residential or agricultural zone as if the area was developed for parking. 4. Landscaping shall comprise an area of not less than two percent of the gross area developed for the primary use. 5. All repair or installation activities shall be not be conducted before 7:00 a.m. or after 9:00 p.m. daily. 	<p>Auto and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores – Accessory Uses</p> <p>22.28.090 Accessory uses. Premises in Zone C-1 may be used for:</p> <p>B. The following additional accessory uses:</p> <p>-- Automobile repair and parts installation incidental to the sale of new automobiles, automobile service stations and automobile supply stores, provided:</p> <ol style="list-style-type: none"> 1. That such automobile repair activities do not include body and fender work, painting, major engine overhaul, or transmission repair; and 2. That all repair and installation activities are conducted within an enclosed building only; and 3. That a masonry wall is established and maintained along an abutting boundary with property in a residential or agricultural zone as if the area were developed for parking pursuant to Section 22.52.1060; and 4. That landscaping comprises an area of not less than two percent of the gross area developed for the primary use; and 5. That all required parking spaces are clearly marked with paint or other easily distinguishable material; and Covered in division 5 6. That all repair or installation activities are confined to the hours between 7:00 a.m. and 9:00 p.m. daily; and
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<p>6. No automobile awaiting repair or installation service shall be parked or stored for a period exceeding 24 hours except within an enclosed building.</p> <p>B. Incidental Washing. Incidental washing is permitted as an accessory use to new automobile sales and automobile service stations according to the following standards.</p> <p>1. Automobile washing, waxing and polishing shall be done by hand only.</p> <p>2. Automobile washing, waxing and polishing shall be conducted within an area no greater than 500 square feet.</p> <p>C. Trailer Rentals. Rental of trailers, box and utility only, is permitted as an accessory use at automobile service stations only, according to the following standards:</p> <p>1. That such trailer beds are no larger than 10 feet; and</p> <p>2. That such rental activity is conducted within an area not exceeding 10 percent of the total area of such automobile service station.</p>	<p>7. That no automobile awaiting repair or installation service shall be parked or stored for a period exceeding 24 hours except within an enclosed building.</p> <p>-- Automobile washing, waxing and polishing, accessory only to the sale of new automobiles and automobile service stations, provided:</p> <p>1. That all such services are done by hand only; and</p> <p>2. That all such services are conducted within an area not greater than 500 square feet.</p> <p>-- Trailer rentals, box and utility only, accessory only to automobile service stations, provided:</p> <p>1. That such trailer beds are not larger than 10 feet; and</p> <p>2. That such rental activity is conducted within an area not exceeding 10 percent of the total area of such automobile service station.</p>
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<p>22.106.110 Building Materials Storage — Temporary</p> <p>A. Location. All building materials, including the contractor's temporary office, shall be used on the same lot or parcel of land as the building project on-site, or on property adjoining the construction site.</p> <p>B. Time Limit. All building materials, including the contractor's temporary office, may be stored on site during construction of a building or project and up to 30 days after completion of construction.</p>	<p>Building Materials Storage – Temporary</p> <p>22.20.080 Accessory uses. Property in Zone R-1 may be used for the following accessory uses: ... -- Building materials, storage of, use in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.</p>
<p>22.106.120 Cemeteries</p> <p>A. Establishment.</p> <p>1. A cemetery shall be considered established, maintained or extended where the interment of one or more dead human bodies or cremated remains is placed on any property, whether or not the property has been dedicated for cemetery purposes under State law and which on February 19, 1937, the effective date of this Section, was not included within the boundaries of a legally existing cemetery.</p> <p>2. Any person who places any interment of a dead body or cremated remains on the property, and any person having the right of possession of any such property who knowingly permits the interment shall be considered to have established, maintained, or extended a cemetery as defined in this Section.</p> <p>B. Applicability. A person shall not establish or maintain any cemetery or extend the boundaries of any existing cemetery at any place within the</p>	<p>Part 4 CEMETERY PERMITS</p> <p>22.56.540 Cemetery defined. As used in Title 22 of this code "cemetery" means a place for the permanent interment of dead human bodies, or the cremated remains thereof, including a crematory. It may be either a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for cinerary interments, or a combination of one or more thereof.</p> <p>22.56.550 Cemetery deemed established when.</p> <p>A. A cemetery shall be deemed to be established or maintained or extended where the interment of one or more dead human bodies or cremated remains is made in or upon any property, whether or not the same has been duly and regularly dedicated for cemetery purposes under the laws of the state of California, and which at the date the ordinance codified in this Part 4 took effect, was not included within the boundaries of a legally existing cemetery.</p> <p>B. Any person who makes or causes to be made any interment in or upon such property, and any person having the right of possession of any such property who knowingly permits the</p>

<p>unincorporated areas of Los Angeles County without approval of a Type IV application. This Section does not prevent the maintenance, development and operation within their present boundaries of cemeteries which were legally established on February 19, 1937.</p> <p>C. Application. In addition to the information required for a Type IV application, an applicant shall provide the following information:</p> <ol style="list-style-type: none">1. A map showing the exact location, exterior boundaries and legal description of the property which it is proposed to use for a cemetery and the location of all buildings, whether public or private, located within a distance of 500 feet from the exterior boundaries of the subject parcel of land and the location and depth of all wells in said area from which domestic or irrigating water is obtained. The map shall also show the location and names of all roads located within a distance of 500 feet from the exterior boundaries of the said parcel. The map shall further show the elevation in feet above sea level or the highest and lowest points in the said	<p>interment of a dead body or cremated remains therein or thereupon shall be deemed to have established, or maintained, or extended a cemetery within the meaning of the provisions of Title 22 of this code.</p> <p>22.56.560 Permit required. A person shall not establish or maintain any cemetery or extend the boundaries of any existing cemetery at any place within the unincorporated territory of the county of Los Angeles without a permit first having been applied for and obtained from the hearing officer. This Section does not prevent the maintenance, development and operation within their present boundaries of cemeteries which were legally established on the date the ordinance codified in this Part 4 took effect.</p> <p>22.56.570 Application--Filing. Any person desiring to obtain a permit required by this Part 4 shall file a written application therefor with the Director.</p> <p>22.56.580 Application--Information required. An application for a permit required by this Part 4 shall set forth in separate paragraphs or in exhibits attached thereto the following information:</p> <p>A. A list, certified to be correct by affidavit or by statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of names and addresses of:</p> <ol style="list-style-type: none">1. All persons owning any part of the property proposed to be used as a cemetery, and2. All persons owning property within a distance of 500 feet of the boundaries of the subject parcel of land, as shown on the latest available assessment roll of the county of Los Angeles; <p>B. The names and addresses of the officers and Directors of the corporation which will be in charge of the operation of the cemetery;</p> <p>C. A map showing the exact location, exterior boundaries and legal description of the property</p>
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<p>premises, and the width, depth and location of all natural watercourses and artificial drains or conduits for the drainage of stormwater located upon the said parcel and within 2,000 feet from the exterior boundary thereof in any direction;</p> <p>2. A financial statement of applicant, showing the financial ability of applicant to establish, care for and maintain the proposed cemetery in such a manner as to prevent the same from being a public nuisance;</p> <p>3. A statement setting forth whether the proposed cemetery is to be established as a perpetual-care or non-perpetual-care cemetery, and if a perpetual-care fund is to be or has been created, the amount then on hand and the method, scheme or plan of continuing and adding to the same in full details sufficient to show that the cemetery will be maintained so as not to become a public nuisance.</p>	<p>which it is proposed to use for a cemetery and the location of all buildings, whether public or private, located within a distance of 500 feet from the exterior boundaries of the subject parcel of land and the location and depth of all wells in said area from which domestic or irrigating water is obtained. The map shall also show the location and names of all roads located within a distance of 500 feet from the exterior boundaries of the said parcel. The map shall further show the elevation in feet above sea level or the highest and lowest points in the said premises, and the width, depth and location of all natural watercourses and artificial drains or conduits for the drainage of stormwater located upon the said parcel and within 2,000 feet from the exterior boundary thereof in any direction;</p> <p>D. A financial statement of applicant, showing the financial ability of applicant to establish, care for and maintain the proposed cemetery in such a manner as to prevent the same from being a public nuisance;</p> <p>E. A statement setting forth whether the said cemetery is to be established as a perpetual-care or nonperpetual-care cemetery, and if a perpetual-care fund is to be or has been created, the amount then on hand and the method, scheme or plan of continuing and adding to the same in full details sufficient to show that said cemetery will be maintained so as not to become a public nuisance.</p> <p>22.56.590 Application—Verification and signatures required. The president and secretary of the corporation which will be in charge of the operation of the proposed cemetery and the owner of the land to be included therein shall sign the application for a permit required by this Part 4. Such persons shall also verify the application as provided by the Code of Civil Procedure of the state of California for the verification of pleadings in civil actions.</p> <p>22.56.600 Application—Fee and deposit. At the time of filing any application for a permit required by this Part 4, the applicant shall pay to the Director the filing fee and deposit as required by Section 22.60.100.</p>
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<p>D. Findings. The Review Authority shall approve an application only after the applicant substantiates the following required findings:</p> <ol style="list-style-type: none">1. The findings for a Type IV application per Section 22.124.060 (Public Hearing, Findings and Decision); and2. The establishment or maintenance of the proposed cemetery or the extension of an existing cemetery will not jeopardize or adversely affect the public health, safety, comfort or welfare;3. Such establishment, maintenance or extension will not reasonably be expected to be a public nuisance;4. Such establishment, maintenance or extension will not interfere with the free movement of traffic or with the proper protection of the public through interference with the movement of police, ambulance or fire equipment, and thus not interfere with the convenience of the public or the protection of the lives and property of the public; and5. That the applicant, through the proposed perpetual-care fund or otherwise, can demonstrate adequate financial ability to establish and maintain the proposed cemetery so as to prevent the proposed cemetery from becoming a public nuisance.	<p>22.56.610 Application--Public hearings required. The public hearing on an application for a cemetery permit shall be held pursuant to the procedure provided in Part 4 of Chapter 22.60.</p> <p>22.56.630 Denial of permit--Conditions. A permit may be denied if it is found that:</p> <p>A. The establishment or maintenance of the proposed cemetery or the extension of an existing cemetery will or may jeopardize or adversely affect the public health, safety, comfort or welfare; or</p> <p>B. Such establishment, maintenance or extension will or may reasonably be expected to be a public nuisance; or</p> <p>C. Such establishment, maintenance or extension will tend to interfere with the free movement of traffic or with the proper protection of the public through interference with the movement of police, ambulance or fire equipment, and thus interfere with the convenience of the public or the protection of the lives and property of the public; or</p> <p>D. That the applicant, through the proposed perpetual-care fund or otherwise, cannot demonstrate adequate financial ability to establish and maintain the proposed cemetery so as to prevent the proposed cemetery from becoming a public nuisance.</p>
<p>E. Dedication of Public Highways Required When. Before taking final action, the Review Authority may require the applicant to provide any</p>	<p>22.56.640 Dedication of public highways required when. Before taking final action, the hearing officer, commission or the board of supervisors may require of the applicant any reasonable dedication of public streets or highways through</p>

<p>reasonable dedication of public streets or highways through the property proposed to be used for the proposed cemetery or extension of an existing cemetery so as to protect the public safety, comfort or welfare, and if the time required by the Review Authority for compliance with such conditions shall elapse without such conditions having been met, the Review Authority may deny the application.</p> <p>F. Reduction in Boundaries. Where an application for a Type IV application for a cemetery requests a reduction in boundaries of an existing cemetery never used, the applicant may:</p> <ol style="list-style-type: none">1. Substitute a distance of 700 feet for application requirements; and2. Omit the information required by Subsections C.2 and C.3, above.	<p>the premises proposed to be used for the proposed cemetery or extension of an existing cemetery so as to prevent the same from jeopardizing the public safety, comfort or welfare, and if the time required by the hearing officer, or the board of supervisors for compliance with such conditions shall elapse without such conditions having been met, the hearing officer, commission or the board of supervisors may deny the permit.</p> <p>22.56.680 Reduction in boundaries. Where an application is filed requesting a cemetery permit for a reduction in boundaries of an existing cemetery never used, the applicant may:</p> <p>A. Substitute a distance of 700 feet for filing and application requirements as provided in the case of minor expansions by subdivisions D1 through D4 of Section 22.56.670: and</p> <p>B. Delete the information required by subsections D and E of Section 22.56.580.</p> <p>22.56.650 Repeated applications--Waiting period. In the event that the hearing officer, commission or the board of supervisors shall have denied its approval of any application heretofore or hereafter made for any permit provided for in this Part 4, no new or further applications for any such permit shall be made to establish or extend a cemetery upon the same premises, or any portion thereof, as described in such previous applications, until the expiration of one year from and after the date of the denial of such approval.</p> <p>22.56.660 Permit assignment and use limitations. No permit granted as a result of any such application shall be assignable prior to the actual establishment of such cemetery or extension of any existing cemetery, nor shall, such permit be used by any other person than applicant in the establishment of such cemetery or extension of an existing cemetery.</p>
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<p>22.106.130 Dairies</p> <p>A. Minimum Lot Size. Dairies shall have a minimum lot size of 10 acres.</p> <p>B. Uses Permitted. Processing and sale of milk and dairy products are permitted only if they are lawfully produced from the dairy located on the same lot or parcel of land.</p> <p>C. Setback. All buildings or structures used in connection with the dairy shall be located not less than 50 feet from any street or highway or any building used for human habitation.</p>	<p>Dairies</p> <p>22.24.120 Permitted uses. Premises in Zone A-2 may be used for:</p> <p>-- Dairies, including the processing and sale of dairy products from milk lawfully produced on the premises on a lot or parcel of land having, as a condition of use, an area of not less than 10 acres.</p>
<p>22.106.140 Density-Controlled Developments</p> <p>A. Underlying Base Zone Standards Apply. Unless otherwise specified as a condition of the grant, all standards of development of the Base Zone in which a density-controlled development is proposed shall be deemed to be conditions of every Type IV application granted for such development, whether such conditions are set forth in the permit or not.</p> <p>B. Required Standards. In approving a Type IV application for density controlled development, the Review Authority shall impose the following standards pertaining, which may not be modified except by variance as provided in Chapter 22.132 (Variances):</p> <p>1. Preservation of Commonly Owned Areas.</p> <p>a. All commonly owned areas shall be permanently reserved and maintained in perpetuity, by establishment of a homeowners' association, maintenance district or other</p>	<p>Density Controlled Developments</p> <p>22.56.205 Density-controlled development--Additional regulations.</p> <p>A. Unless otherwise specified as a condition of grant, all standards of development of the zone in which a density-controlled development is proposed shall be deemed to be conditions of every conditional use permit granted for such development, whether such conditions are set forth in the conditional use permit or not.</p> <p>B. In approving a conditional use permit for density controlled development, the hearing officer shall impose conditions pertaining to the following, which may not be modified except by Part 2 of Chapter 22.56:</p> <p>1. The Preservation of Commonly Owned Areas.</p> <p>a. The hearing officer shall require the permanent reservation of all commonly owned areas. Such reservation shall be by establishment of a homeowners' association, maintenance district or other appropriate means or methods to insure to the satisfaction of the commission the permanent reservation and continued perpetual maintenance of required commonly owned areas.</p>

<p>appropriate means or methods to insure to the satisfaction of the Review Authority.</p> <p>b. Each dwelling unit shall be sold together with an undivided interest in any commonly owned areas. Such undivided interest shall include either:</p> <p>i. An undivided interest in the commonly owned areas; or</p> <p>ii. A share in the corporation or voting membership in an association owning the commonly owned area, where approved as provided in this Section.</p>	<p>b. As a means to further insure the reservation of commonly owned areas, the hearing officer shall also require that where lots or parcels of land are sold or otherwise separated in ownership, no dwelling unit shall be sold, conveyed or otherwise alienated or encumbered separately from an undivided interest in any commonly owned areas comprising a part of such development. Such undivided interest shall include either:</p> <p>i. An undivided interest in the commonly owned areas; or</p> <p>ii. A share in the corporation or voting membership in an association owning the commonly owned area, where approved as provided in this Section 22.56.205.</p>
<p>2. Required Area Per Dwelling Unit. Regardless of the minimum lot area and lot area per dwelling unit requirements established by the regulations of the Base Zone in which the development is located, where a density-controlled development is approved by the Review Authority, the lot area or lot area per dwelling unit requirements specified in the application shall be deemed the minimum required area or required area per dwelling unit established for the lot(s) where approved.</p>	<p>22.52.102 Required area--For density-controlled development.</p> <p>Notwithstanding the lot area and lot area per dwelling unit requirements established by this Part 2, where a density-controlled development is approved by the hearing officer pursuant to this title, the lot area and/or lot area per dwelling unit requirements specified in the permit shall be deemed the required area and/or required area per dwelling unit established for the lot or parcel of land or the lots and parcels of land where approved. (Ord. 85-0195 § 9 (part), 1985; Ord. 82-0003 § 4 (part), 1982.)</p>
<p>3. Dwelling Unit Type. All dwelling units shall be single-family residences unless a townhouse development is requested and approved.</p>	<p>2. Dwelling Unit Type. The hearing officer shall require that all dwelling units be single-family residences unless a townhouse development is requested and approved.</p>

<p>4. <i>Location, Separation and Height of Buildings.</i> The Review Authority shall impose conditions as it deems necessary to govern the location, separation and height of buildings to insure compatible placement on the proposed site and with relationship to the surrounding area. This provision shall not be deemed to permit approval of a greater height than is permitted in the base zone where development is proposed.</p> <p>C. Additional Standards That May be Imposed. In addition to standards required by Subsection B, above, the Review Authority may impose the following standards:</p> <p>1. <i>Location of Automobile Parking Facilities.</i> If the proposed development will contain design features offering amenities equal to or better than a development plan incorporating required automobile parking facilities on the same lot, such automobile parking may be located on a separate lot, provided that such automobile parking facility is:</p> <p>a. In full compliance with all provisions of Chapter 22.80 (Parking and Loading); and</p> <p>b. Located on a separate lot under common ownership; and</p> <p>c. Conveniently located and easily accessible to the dwelling it is intended to serve; and</p> <p>d. Not greater than 200 feet</p>	<p>3. Location, Separation and Height of Buildings. The hearing officer shall impose conditions as he deems necessary to govern the location, separation and height of buildings to insure compatible placement on the proposed site and with relationship to the surrounding area. This provision shall not be deemed to permit approval of a greater height than is permitted in the zone where development is proposed.</p> <p>C. In addition to conditions imposed pursuant to Section 22.56.100, in approving a density-controlled development, the hearing officer may impose conditions pertaining to the following:</p> <p>1. Location of Automobile Parking Facilities. Where the hearing officer determined that the proposed development will contain design features offering amenities equal to or better than a development plan incorporating required automobile parking facilities on the same lot or parcel of land, such automobile parking may be located on a separate lot or parcel, provided that such automobile parking facility is:</p> <p>a. In full compliance with all other provisions of Part 11 of Chapter 22.52; and</p> <p>b. Located on a separate lot or parcel of land under common ownership; and</p> <p>c. Conveniently located and easily accessible to the dwelling it is intended to serve; and</p> <p>d. Not greater than 200 feet from the residence it is intended to serve.</p>
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<p>from the residence it is intended to serve.</p> <p>2. Architecture. Conditions may be imposed governing the suitability of architecture as necessary to integrate the proposed development project within the proposed site and the surrounding area, including appearance of the proposed development from surrounding property.</p> <p>3. Yards. Any or all yard requirements of the Base Zone may be modified for a density-controlled development to the extent such modification will:</p> <p>a. Encourage design features promoting amenities equal to or better than a development plan incorporating required yards; and</p> <p>b. Assist in integrating the proposed development in relation to location on the site and its relationship to the surrounding area. Nothing in this Subsection shall be construed to prohibit the imposition of yards exceeding the minimum provided in the base zone.</p> <p>4. Landscaping. A landscaping plan may be required for the landscaping of any or all parts of the development be submitted to and approved by the Review Authority in order to insure that the development will be complementary to, and compatible with, the uses in the</p>	<p>2. Architecture. The hearing officer may impose conditions governing the suitability of architecture as necessary to integrate the proposed development project within the proposed site and the surrounding area, including appearance of the proposed development from surrounding property.</p> <p>3. Yards. The hearing officer may modify any or all yard requirements of the basic zone wherein a density-controlled development is proposed. In reaching his determination to modify the yard requirements and to what extent the hearing officer shall base its decision on whether such modification will:</p> <p>a. Encourage design features promoting amenities equal to or better than a development plan incorporating required yards; and</p> <p>b. Assist in integrating the proposed development in relation to location on the site and its relationship to the surrounding area. Nothing in this subsection shall be construed to prohibit the imposition of yards exceeding the minimum provided in the zone.</p> <p>4. Landscaping. The hearing officer may require a plan for the landscaping of any or all parts of the development be submitted to and approved by the hearing officer in order to insure that the development will be complementary to, and compatible with, the uses in the surrounding area.</p>
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<p>surrounding area.</p> <p>5. Utilities. Evidence of arrangements may be required by the applicant with the serving utilities to install underground all new facilities necessary to furnish service in the development.</p>	<p>5. Utilities. The hearing officer may require the applicant to submit to the hearing officer, and it may be made a condition of approval for a density-controlled development, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development.</p>
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<p>22.106.150 Dry Cleaning Establishments</p> <p>A. Enclosure. All activities and equipment relating to dry cleaning shall be within an enclosed building.</p> <p>B. Building Requirements. Buildings used for dry cleaning shall be constructed so that all installed equipment and all activities enclosed within are conducted or maintained so as to confine or reduce all noise, vibration, dust, odor, and any other objectionable factor to the extent that such factors will not annoy or injure people or property outside of such buildings.</p>	<p>Dry Cleaning Establishments</p> <p>22.28.080 Permitted uses. Premises in the Zone C-1 may be used for: -- Dry cleaning establishments, excluding wholesale dry cleaning plants, provided that the building is so constructed and the equipment is so installed and maintained and the activity is so conducted that all noise, vibration, dust, odor and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity.</p>
<p>22.106.160 Electric Distribution Substations and Microwave Facilities</p> <p>A. Applicability. All electric distribution substations and microwave facilities shall comply with the following development standards in all commercial and industrial zones. Where the Base Zone requires a Type III or IV application for this use, the Review Authority shall require that the following standards apply.</p> <p>B. Development Standards.</p> <p>1. Walls. All installations shall be completely surrounded by a masonry wall a minimum of eight feet in height.</p> <p>2. Substitutions. Any substitution for a wall required by Subsection B.1, above, shall require a Type II application. The Review Authority may approve the substitution of a chain-link or other industrial-type fence with screen planting where the Review Authority deems it appropriate. The area between the fence or wall and the</p>	<p>Electric Distribution Substations and Microwave Facilities</p> <p>22.28.030 Permitted uses. Premises in Zone C-H may be used for the following: -- Electric distribution substations, including microwave facilities;</p> <p>provided, that such installations are completely surrounded by a masonry wall to a height of not less than eight feet.</p> <p>The Director may approve the substitution of a chain-link or other industrial-type fence with screen planting where he deems it appropriate. All such substitutions shall be subject to the provisions of Part 12 of Chapter 22.56, on Director's review, and that the area between the fence or wall and the property line is landscaped and maintained while such use exists.</p>

<p>property line shall be landscaped and maintained while such use exists.</p>	
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<p>22.106.170 Emergency Shelters</p> <p>A. Homeless Shelters.</p> <p>1. <i>Occupancy Limitations.</i> Occupancy shall be limited to no more than 30 individuals or a number of families that comprise a total of no more than 30 individuals, excluding staff, if such proposed shelter is located on a lot of less than one acre.</p> <p>2. <i>Concentration.</i> There shall not be an over-concentration of homeless shelters in the surrounding area.</p> <p>3. <i>Vicinity.</i> The land uses and developments in the immediate vicinity of the site will not constitute an immediate or potential hazard to occupants of the shelter.</p> <p>4. <i>Parking.</i> The number of parking spaces to be provided on the property shall sufficient to mitigate any adverse impacts on persons or properties in the surrounding area.</p> <p>5. <i>Other Regulations.</i> That the proposed shelter is capable of and will meet all operation and maintenance standards set forth in Title 25 (Housing and Community Development) of the California Code of Regulations, relating to shelters.</p> <p>B. Domestic Violence Shelters.</p> <p>1. <i>Application.</i> A Type II application is required for shelters that can comply with the requirements in this Subsection B. For those applications that do not comply with this Subsection B, a Type IV application is</p>	<p>22.56.1760 Homeless shelters--Principles and standards.</p> <p>In addition to the principles and standards described in Section 22.56.1690, homeless shelters shall comply with the following standards:</p> <p>B. That not more than 30 persons, exclusive of staff, will be permitted on the site, if the proposed shelter is located on a lot or parcel of land of less than one acre; and</p> <p>A. That there is not an over-concentration of homeless shelters in the surrounding area; and</p> <p>C. That the land uses and developments in the immediate vicinity of the site will not constitute an immediate or potential hazard to occupants of the shelter; and</p> <p>D. That the number and arrangement of parking spaces to be provided on the subject property are sufficient to mitigate any adverse impacts on persons or properties in the surrounding area; and</p> <p>E. That the proposed shelter is capable of and will meet all operation and maintenance standards set forth in Title 25 of the California Code of Regulations, relating to shelters.</p> <p>22.56.1758 Domestic violence shelters--Standards.</p> <p>In addition to the standards described in Section 22.56.1690, domestic violence shelters shall comply with all of the following standards and limitations:</p>
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<p>required.</p> <p>2. Maximum Occupancy. No more than 30 adult residents, not including staff, shall be allowed at one time, if such proposed shelter is located on a lot of less than two acres.</p> <p>3. Parking. The number of required parking spaces shall be determined by the Director for each shelter, in an amount adequate to prevent excessive on-street parking, and with such factors as the number of adult beds to be provided by the shelter, the anticipated number of employees on the largest shift, and the distance from the closest transit stop taken into consideration. In no case shall the number of required parking spaces be less than the parking requirements for an adult residential facility as specified by Chapter 22.80 (Parking). Required parking may be located within 500 feet of the exterior boundary of the property.</p> <p>4. Vicinity. The land uses and developments in the immediate vicinity of the subject site shall not constitute an immediate or potential hazard to occupants of the shelter.</p>	<p>A. That not more than 30 adult residents, not including staff, be allowed at one time, if such shelter is located on a lot or parcel of land of less than two acres; and</p> <p>B. That the number of required vehicle storage spaces, plus adequate access thereto, shall be determined by the Director for each shelter, in an amount adequate to prevent excessive on-street parking, and with such factors as the number of adult beds to be provided by the shelter, the anticipated number of employees on the largest shift, and the distance from the closest transit stop taken into consideration. In no case shall the number of required vehicle storage spaces be less than the number of such spaces required for an adult residential facility specified by subsection D of Section 22.52.1120. The required parking may be located within 500 feet of the exterior boundary of the lot or parcel of land on which the shelter is sited;</p> <p>C. That the land uses and developments in the immediate vicinity of the subject site will not constitute an immediate or potential hazard to occupants of the shelter.</p> <p>22.56.1759 Domestic violence shelters-- Compliance with standards. In all cases where the site plans submitted by the applicant indicate that such plans are not, or cannot be, in full compliance with Section 22.56.1758, the Director shall deny such application, and shall inform the applicant in writing of such action. Said notice of denial shall also inform the applicant that the zoning ordinance contains provisions permitting the application for a conditional use permit for adult residential facilities.</p>
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22.106.180 Explosives Storage	Part 5 EXPLOSIVES PERMITS
<p>A. Exemptions. The requirements of this Section shall not apply to:</p> <ol style="list-style-type: none">1. Any explosive in transit in railway cars or other vehicles;2. Any explosive awaiting transportation in or delivery from a railway car or other vehicle; and3. The transfer of any such explosive from a car of one railway company to a car of a connecting railway company, provided that the car or other vehicle shall be kept locked or guarded, and is kept waiting for transportation or delivery for no more than 24 hours. <p>B. Definitions. The following terms apply to this Section:</p> <ol style="list-style-type: none">1. The terms “explosive” and “explosives,” mean any substance or combination of substances that is commonly used for the purpose of detonation and which, upon exposure to any external force or condition, is capable of a relatively instantaneous release of gas and heat. These terms shall include, but shall not be limited to, the following:<ol style="list-style-type: none">a. Substances determined to be Class A and Class B explosives, as classified by the United States Department of Transportation;b. Nitro carbo nitrate substances (blasting agent), as classified by the United States	<p>22.56.700 Applicability of Part 5 provisions. Nothing contained in this Part 5 of Chapter 22.56 shall apply to any explosive in transit in railway cars or other vehicles, or to any explosive awaiting transportation in or delivery from a railway car or other vehicle, or to the transfer of any such explosive from a car of one railway company to a car of a connecting railway company, provided that the car or other vehicle in which said explosive is being transported, or is awaiting transportation or delivery, shall be kept locked or guarded; and provided further that the time during which such explosive is kept waiting transportation or delivery shall not exceed 24 hours.</p> <p>22.56.690 Definitions.</p> <p>A. “Explosive” and “explosives,” whenever used in this Title 22, means any substance or combination of substances that is commonly used for the purpose of detonation and which, upon exposure to any external force or condition, is capable of a relatively instantaneous release of gas and heat. These terms shall include, but shall not necessarily be limited to, all of the following:</p> <ol style="list-style-type: none">1. Substances determined to be Class A and Class B explosives, as classified by the United States Department of Transportation;2. Nitro carbo nitrate substances (blasting agent), as classified by the United States Department of Transportation;

<p>Department of Transportation;</p> <p>c. Any material designated as an explosive by the State Fire Marshal;</p> <p>d. Certain Class C explosives, as designated by the United States Department of Transportation, when listed in regulations adopted by the State Fire Marshal.</p> <p>2. The terms “explosive” and “explosives” shall not include the following:</p> <p>a. Small arms ammunition of .75 caliber or less when designated as a Class C explosive by the United States Department of Transportation;</p> <p>b. Fireworks regulated under Part 2 (commencing with Section 12500) of Division 11 of the State Health and Safety Code.</p> <p>C. Application.</p> <p>1. Type IV Application.</p> <p>a. A Type IV application is required for the keeping or storage of the following quantities of explosives:</p> <p>i. Gunpowder: More than 750 pounds.</p> <p>ii. All other explosives other</p>	<p>3. Any material designated as an explosive by the State Fire Marshal;</p> <p>4. Certain Class C explosives, as designated by the United States Department of Transportation, when listed in regulations adopted by the State Fire Marshal.</p> <p>B. The terms “explosive” and “explosives,” whenever used in this Title 22, shall not include the following:</p> <p>1. Small arms ammunition of .75 caliber or less when designated as a Class C explosive by the United States Department of Transportation;</p> <p>2. Fireworks regulated under Part 2 (commencing with Section 12500) of Division 11 of the Health and Safety Code.</p> <p>22.56.710 Storage of explosives--Permit requirements. No quantity of explosives other than gunpowder in excess of 100 pounds, or gunpowder in excess of 750 pounds, shall be stored or kept in any place, house or building in the county of Los Angeles without a permit therefor from the commission, and unless said explosives are contained in a magazine situated, constructed, operated and maintained in the manner described in Part 1 of Division 11 of the Health and Safety Code.</p> <p>22.56.720 Permit--Application requirements. Any person proposing to store or keep any quantity of gunpowder in excess of 750 pounds or any other explosives in excess of 100 pounds in any place, house or building in the</p>
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<p>than gunpowder: More than 100 pounds.</p> <p>b. Such application shall also verify that the applicant has submitted such data as is required by the County Forester and Fire Warden.</p> <p>2. Type III Application. If the application is to store explosives for not more than three months and there is no permit in force for that location, the Review Authority may grant a Type III application without a public hearing, provided:</p> <p>a. That the applicant has submitted such data as is required to the County Forester and Fire Warden for approval prior to consideration by the Review Authority; and</p> <p>b. That the County Forester and Fire Warden has indicated his approval in writing stating that such explosives may be safely stored at the proposed location.</p> <p>3. Consultation with the Fire Department. The Director shall refer a copy of the application materials to the Fire Department for review and comment prior application approval. The Fire Department shall provide, within 10 days after receiving the copy, a report that contains the Fire Department's assessment on the safety of storing the explosives requested in the application. In addition to the application fee, the applicant shall submit a Fire</p>	<p>unincorporated territory of the county of Los Angeles shall file application for a permit with the Director, accompanied by the filing fee as required by Section 22.60.100. Such application shall also verify that the applicant has submitted such data as is required by the county forester and fire warden.</p> <p>22.56.730 Temporary storage--Permit granted without hearing when. If the application is for a permit to store explosives for not more than three months and there is no permit in force for that location, the hearing officer may grant the permit without a public hearing provided:</p> <p>A. That the applicant has submitted such data as is required to the county forester and fire warden for approval prior to consideration by the hearing officer; and</p> <p>B. That the county forester and fire warden has indicated his approval in writing stating that such explosives may be safely stored at the proposed location.</p> <p>22.56.750 Application--Notification to county forester and fire warden. The Director shall immediately notify the county forester and fire warden of every application for a permit to keep or store explosives. Where a public hearing is to be held, the Director shall notify the county forester and fire warden of the time and place thereof.</p> <p>22.56.760 Application--Report by county forester and fire warden. The county forester and fire warden, within 10 days after receipt of a copy of the application for a permit, shall furnish to the hearing officer a report thereon as to whether or not in his opinion explosives in the amounts and kinds mentioned</p>
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<p>Department referral fee as listed in the County Planning Fee Schedule.</p> <p>D. Findings. The Review Authority may approve a Type III or IV application if it finds that the explosives in the amounts and kinds mentioned in the application can be kept at the place proposed without danger of serious injury to persons other than those employed in or about the magazine, or to property other than that of the applicant. The Review Authority shall review the report from the County Forester and Fire Warden in making the findings prior to deciding on the application.</p> <p>E. Standards. All explosives shall be contained in a magazine situated, constructed, operated and maintained in the manner described in Part 1 (High Explosives) of Division 11 (Explosives) of the State Health and Safety Code.</p>	<p>in the application can be kept at the place proposed without danger of serious injury to persons other than those employed in or about the magazine, or to property other than that of the application.</p> <p>22.56.740 Application—Public hearing required. Unless an application is approved pursuant to Section 22.56.730, the public hearing shall be held pursuant to the procedure provided in Part 4 of Chapter 22.60.</p> <p>22.56.745 Public notification. If a public hearing is to be conducted pursuant to Section 22.56.740, all persons shown on the latest available assessment roll of the county of Los Angeles as owning property within a distance of 500 feet from the boundaries of the subject parcel of land shall be notified of said public hearing by first class mail, postage prepaid.</p> <p>22.56.770 Imposition of additional conditions. The hearing officer shall consider and may impose such conditions as he deems necessary to protect the public health, safety and general welfare, and to prevent material detriment to the property of other persons located in the vicinity of such proposed use. The hearing officer may also approve the permit contingent upon</p>
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	<p>compliance with applicable provisions of other ordinances.</p> <p>22.56.780 Approval of permit--Conditions.</p> <p>A. At the time and place fixed for the hearing on the application, the hearing officer shall hear the same and any protests thereto, and upon the evidence and other matters brought to its attention during the hearing, including the report of the county forester and fire warden, shall approve such permit where the findings indicate that explosives in the amounts and kinds mentioned in the application can be kept at the place proposed without danger of serious injury to persons other than those employed in or about the magazine, or to property other than that of the applicant.</p> <p>B. Where no hearing is required, the hearing officer shall make similar findings based upon his investigation or the investigation of his staff, and upon the report of the county forester and fire warden, of the place where it is proposed to keep the explosives.</p>
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22.106.190 Family Child Care Homes, Large	Family Child Care Home, Large
<p>A. Applicability. The following standards apply to Family Child Care Homes in Zones R-1, R-2, R-A, A-1, A-2, and A-2-H.</p> <p>B. Application.</p> <p>1. Type I Application. A Type I application and a “Notice of Intent to Establish a Large Family Child Care Home” is required for a large family child care home in compliance with Subsection C and D, below. No fee is required with the filing of the application.</p> <p>2. Type III Application. A Type III application is required if a large family child care home cannot meet or wishes to modify the requirements of Subsection C or D, below. An initial study as part of the application shall not be required. In lieu of the requirements of a Type III application, the filing shall comply with the following procedures:</p> <p>a. In lieu of Section 22.114.090.B.2.b.i, notice shall be mailed or delivered to all owners of property described in Subsection C, below.</p> <p>b. The Director may approve a modification of the locational requirements where he or she finds:</p> <p>i. That such modification will not result in traffic congestion and that the proposed facility is necessary to</p>	<p>22.20.021 Large family child care homes--Regulations.</p> <p>A. Large family child care homes established in Zone R-1, R-2 or R-A shall be subject to the filing of a “Notice of Intent to Establish a Large Family Child Care Home” with the Director. No fee shall be required for this filing. Except as provided in subsection B of this Section, every large family child care home in Zone R-1, R-2 or R-A shall be subject to the following development standards:</p> <p>B. Where the standards of subsections A.1. and A.2. of this Section have not been met, they may be modified by the Director pursuant to the procedures of Part 12 of Chapter 22.56 and the requirements set forth in Section 22.56.1757.</p> <p>22.56.1757 Director’s review--Large family child care homes.</p> <p>A. An application for a large family child care home shall contain the information as required in Section 22.56.1680, except that the applicant need not comply with subsection B of that Section, and shall substantiate to the satisfaction of the Director the applicable findings required by subsections C.1. and C.2. of this Section.</p> <p>B. The Director shall cause notice of the proposed use to be mailed, as specified in subsection C.3. of this Section. The notice shall describe the proposed facility and the proposed modification(s) to the standards cited in Section 22.20.021, as well as state that any person opposed to the granting of such modification may submit a written protest to the Director within the prescribed 15-day period.</p> <p>C. The Director may, without public hearing, approve a modification of the requirements contained in subsections A.1. and A.2. of Section 22.20.021 where he finds:</p> <p>1. For a modification of the requirements contained in subsection A.1. of Section 22.20.021, that said modification will not result in</p>

<p>serve the needs of children not met in existing nearby large family child care homes, and</p> <p>ii. That no written protest to the proposed modification has been received within 15 working days following the date of mailing of notice by the Director as provided in Chapter 22.114 (Common Procedures).</p> <p>c. In all cases where a timely written protest to the proposed modification has been received, a public hearing shall be scheduled before the Review Authority. Notification, public hearing, and appeals shall be as provided in Division 7 (Administration and Permits). Following the public hearing, the Review Authority shall approve or deny the proposed modification based on the findings required by this Section for approval by the Director exclusive of written protest.</p> <p>C. Location. Large Family Child Care</p>	<p>traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.</p> <p>2. For a modification of the requirements contained in subsection A.2. of Section 22.20.021, that said modification will not result in traffic congestion and that the proposed facility is necessary to serve the needs of children not met in existing nearby large family child care homes.</p> <p>3. That no written protest to the proposed modification has been received within 15 working days following the date of mailing by the Director of notice of the proposed modification by first class mail to all owners and occupants of the subject property and of all properties within a comparable proximity to the proposed facility as those properties described in subsection A.2. of Section 22.20.021, as determined by the Director.</p> <p>D. In all cases where a timely written protest to the proposed modification has been received a public hearing shall be scheduled before the hearing officer. Notification shall be as provided for in subsection C.3. All procedures relative to public hearing and appeal shall be the same as for a conditional use permit. Following a public hearing, the hearing officer shall approve or deny the proposed modification, based on the findings required by this Section for approval by the Director exclusive of written protest.</p> <p>22.20.021.A</p> <p>1. Drop-off/pick up areas, such as curb spaces and driveway areas, which are of sufficient size and are located to avoid interference with traffic and to insure the safety of children must be identified; and</p> <p>2. The proposed facility shall not be located:</p> <p>a. Within two lots of an existing large family child care home on the same side of the street; and</p> <p>b. On the lot directly across the street from an existing large family child care home, or on either of the lots adjoining such lot on the same side of the street.</p>
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<p>homes shall not be located:</p> <ol style="list-style-type: none">1. Within two lots of an existing Large Family Child Care home on the same side of the street; and2. On the lot directly across the street from an existing large family child care home, or on either of the lots adjoining such lot on the same side of the street.3. In those cases where lot size configurations, such as corner lots, do not conform to those described in Subsections B.1 and B.2, above, the proposed facility shall not be located on any lot determined by the Director to be of comparable proximity to an existing large family child care home as the lots described in the aforementioned Subsections. <p>D. Parking and Loading. In addition to complying with the parking requirements for the residential use, an operator of a Large Family Child Care home shall provide adequate parking for employees and adequate drop-off and pick-up areas of children, such as off-site curb spaces and on-site driveway areas, which are of sufficient size and are located to avoid interference with traffic and to ensure the safety of children.</p>	<p>3. In those cases where lot sizes or configurations, such as corner lots, do not conform to those described in subsection A.2. of this Section, the proposed facility shall not be located on any lot determined by the Director to be of comparable proximity to an existing large family child care home as the lots described in subsection A.2. of this Section.</p>
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22.106.200 Farmworker Housing

- A. **Purpose.** Under Section 65580(a) of the State Government Code, the Legislature has declared that the availability of housing, including farmworker housing, is of vital statewide importance. The purpose of this Section is to promote the development of, and to establish development standards for, farmworker housing consistent with this legislative declaration and pursuant to Section 17000 et seq., of the State Health and Safety Code, known as the Employee Housing Act.
- B. **Definitions.** The following terms apply to this Section:
1. **Farmworker.** An agricultural employee as defined in Section 1140.4(b) of the California Labor Code.
 2. **Farmworker Dwelling Unit.** A single-family residential unit that accommodates five or six farmworkers at any one time and shall be occupied exclusively by these farmworkers.
 3. **Farmworker Housing.** A housing accommodation developed for and/or provided to a minimum of five farmworkers, and shall consist of any living quarters, dwelling, boarding house, tent, barracks, bunkhouse, maintenance-of-way car, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodation maintained in one or more buildings and on one or more sites. Farmworker

Farmworker Housing to be revised to include information from Farmworker Housing Summary sheet.

PART 24 FARMWORKER HOUSING

22.52.2500 Purpose.

Under California Government Code Section 65580(a), the Legislature has declared that the availability of housing, including farmworker housing, is of vital statewide importance. The purpose of this Part 24 is to promote the development of, and to establish development standards for, farmworker housing consistent with this legislative declaration and pursuant to California Health and Safety Code Section 17000 et seq., known as the Employee Housing Act.

<p>housing shall consist of either:</p> <ol style="list-style-type: none">a. A farmworker dwelling unit; orb. A farmworker housing complex. <p>4. <i>Farmworker housing complex.</i> Farmworker housing other than a farmworker dwelling unit that:</p> <ol style="list-style-type: none">a. Contains a maximum of 36 beds if the housing consists of any group living quarters, such as barracks or a bunkhouse, and is occupied exclusively by farmworkers; orb. Contains a maximum of 12 residential units, occupied exclusively by farmworkers and their households, if the housing does not consist of any group living quarters. <p>C. Prohibited Areas for Farmworker Housing.</p> <p>1. Farmworker housing shall be prohibited at any location where any portion of the building site is located in:</p> <ol style="list-style-type: none">a. An airport influence area, as described in the applicable airport land use plan adopted by the County, as such plan may be amended from time to time; orb. An environmentally sensitive habitat area, as described in Section 30000 et seq., of the State Public Resources	<p>22.52.2510 Prohibited areas for farmworker housing.</p> <p>A. Farmworker housing shall be prohibited at any location where any portion of the building site is located in:</p> <ol style="list-style-type: none">1. An airport influence area, as described in the applicable airport land use plan adopted by the County, as such plan may be amended from time to time; or2. An environmentally sensitive habitat area, as described in the California Coastal Act, California Public Resources Code Section 30000, et seq., and/or any applicable County
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<p>Code (California Coastal Act) or any applicable County local coastal program adopted under this Act.</p> <p>2. A farmworker housing complex shall also be prohibited in any location designated by the Fire Department as a very high fire hazard severity zone.</p> <p>D. Application. Applications are required for farmworker housing complexes according to the following:</p> <p>1. Type I Application. A Type I application is required for a farmworker housing complex that:</p> <p>a. In Zones R-3 and R-4:</p> <p>i. <u>Complies with the minimum lot area per dwelling unit requirements per Section 22.18.060.E (Minimum Lot Area); and</u></p> <p>ii. Consists of any of the following:</p> <p>(1) An apartment house;</p> <p>(2) A two-family residence;</p> <p>(3) Multiple detached residential units on one lot, each unit of which complies with</p>	<p>local coastal program adopted thereunder.</p> <p>B. In addition to the prohibited areas described in subsection A of this Section, a farmworker housing complex shall also be prohibited in any location designated by the County Fire Department as a very high fire hazard severity zone.</p>
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<p>Subsections D through G of Section 22.18.050 (Development Standards—Zones R-A and R-1), subject to any applicable requirements of the Subdivisions Map Act in Section 66410, et seq., of the State Government Code, or Title 21 (Subdivisions) of the County Code, regarding a lease-project subdivision.</p> <p>b. In Zone R-4, consists of a rooming or boarding house.</p> <p>2. Type IV Application. A Type IV application is required for any farmworker housing complex that consists of accommodations other than those listed in Subsection C.1, above.</p> <p>E. Farmworker Housing Requirements.</p> <p>1. In addition to complying with the Employee Housing Act, all farmworker housing shall</p>	<p></p> <p>22.52.2520 Farmworker housing requirements.</p> <p>A. In addition to complying with the Employee Housing Act, all farmworker housing shall</p>
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<p>comply, where applicable, with the California Mobilehome Parks Act in Section 18200, et seq., of the State Health and Safety Code, and the California Special Occupancy Parks Act, in Section 18860, et seq., of the State Health and Safety Code.</p> <p>2. Farmworker housing may be developed or maintained for the purpose of providing temporary, seasonal, or permanent housing for farmworkers, where temporary and seasonal housing shall have the same meaning as "temporary employee housing" and "seasonal employee housing," as defined in Sections 17010(a) and 17010(b), respectively, of the State Health and Safety Code.</p> <p>3. Farmworker housing shall be allowed, but shall not be required to be:</p> <p>a. Developed or provided by the employer(s) of the farmworker; or</p> <p>b. Located on the same property where the involved farmwork is performed.</p> <p>4. If farmworker housing is developed or provided by a person or entity other than the farmworker's employer, the farmworker housing shall consist only of:</p> <p>a. Temporary or seasonal farmworker housing, as described in Subsection E.2 of this Section; or</p> <p>b. A mobile home, manufactured home,</p>	<p>comply, where applicable, with the California Mobilehome Parks Act, Section 18200, et seq., of the California Health and Safety Code, and the California Special Occupancy Parks Act, Section 18860, et seq., of the California Health and Safety Code.</p> <p>B. Farmworker housing may be developed and/or maintained for the purpose of providing temporary, seasonal, or permanent housing for farmworkers, where temporary and seasonal housing shall have the same meaning as "temporary employee housing" and "seasonal employee housing," as defined in Sections 17010(a) and 17010(b), respectively, of the California Health and Safety Code.</p> <p>C. Farmworker housing shall be allowed, but shall not be required to be:</p> <p>(1) developed or provided by the employer(s) of the farmworker; and/or</p> <p>(2) located on the same property where the involved farmwork is performed.</p> <p>D. If farmworker housing is developed and/or provided by a person or entity other than the farmworker's employer, the farmworker housing shall consist only of:</p> <p>(1) temporary or seasonal farmworker housing, as described in subsection B of this Section; or</p> <p>(2) a mobile home, manufactured home, travel trailer, or recreational vehicle, if such housing is</p>
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<p>travel trailer, or recreational vehicle, if such housing is intended to be permanent.</p> <p>5. Prior to obtaining an approval for a farmworker housing complex, the applicant shall submit all required information and obtain all applicable approvals to and from the Departments of Regional Planning, Public Health, Fire, and Public Works related to the complex. All fees associated with each department's review shall be paid to the respective department. Improvements to the farmworker housing complex required by these departments shall be constructed or installed by the applicant.</p> <p>6. Within 30 days after obtaining the appropriate permit from the California Department of Housing and Community Development ("HCD") to operate farmworker housing, and annually thereafter, the applicant shall submit a completed verification form to the Director describing the farmworker housing; the number of its units, spaces, or beds; the number and employment status of its occupants; any other employment information of the occupants required by the Director; and proof that the HCD permit for the farmworker housing is current and valid.</p> <p>F. Development Standards.</p> <p>1. Setbacks. In addition to any setback standards required by the base zone, all farmworker housing shall be located a minimum of 75 feet from any barn, pen, or other structure that</p>	<p>intended to be permanent.</p> <p>E. Prior to obtaining an approval for a farmworker housing complex, the applicant shall submit all required information and obtain all applicable approvals to and from the County Departments of Regional Planning, Public Health, Fire, and Public Works related to the complex. All fees associated with each department's review shall be paid to the respective department. Improvements to the farmworker housing complex required by these departments shall be constructed and/or installed by the applicant.</p> <p>F. Within 30 days after obtaining the appropriate permit from the California Department of Housing and Community Development ("HCD") to operate farmworker housing, and annually thereafter, the applicant shall submit a completed verification form to the Director describing the farmworker housing; the number of its units, spaces, or beds; the number and employment status of its occupants; any other employment information of the occupants required by the Director; and proof that the HCD permit for the farmworker housing is current and valid.</p> <p>22.52.2530 Development standards.</p> <p>A. Setbacks. Notwithstanding any setback standards otherwise applicable in the underlying zone, all farmworker housing shall be located a minimum of 75 feet from any barn, pen, or other structure that houses livestock or poultry, and a minimum of 50 feet from any other agricultural</p>
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<p>houses livestock or poultry, and a minimum of 50 feet from any other agricultural use, as described in Section 1140.4(a) of the State Labor Code.</p> <p>2. Floor Area. In addition to any floor area standards required by the base zone, farmworker housing complexes that consist of group living quarters, such as barracks or a bunkhouse, shall have a minimum floor area of 50 square feet per occupant for sleeping purposes.</p> <p>G. Covenant and Agreement. Within 30 days after approval of an application for farmworker housing, the applicant shall record with the County Registrar-Recorder/County Clerk a covenant running with the land for the benefit of the County of Los Angeles, declaring that the farmworker housing will continuously be maintained as such in accordance with this Section and also that:</p> <p>1. The applicant will obtain and maintain, for as long as the farmworker housing is operated, the appropriate permit(s) from HCD pursuant to the regulations of the Employee Housing Act;</p> <p>2. The improvements required by the Departments of Regional Planning, Public Health, Fire, and Public Works related to the farmworker housing shall be constructed or installed, and continuously maintained by the applicant;</p> <p>3. The applicant will submit the annual verification form to the Director as required by Subsection D.6, above; and</p> <p>4. Any violation of the covenant</p>	<p>use, as described in Section 1140.4(a) of the California Labor Code.</p> <p>B. Floor Area. Notwithstanding any floor area standards otherwise applicable in the underlying zone, farmworker housing complexes that consist of group living quarters, such as barracks or a bunkhouse, shall have a minimum floor area of 50 square feet per occupant for sleeping purposes.</p> <p>22.52.2540 Covenant and agreement. Within 30 days after approval of an application for farmworker housing, the applicant shall record in the office of the County Registrar-Recorder/County Clerk a covenant running with the land for the benefit of the County of Los Angeles, declaring that the farmworker housing will continuously be maintained as such in accordance with this Part 24 and also that:</p> <p>A. The applicant will obtain and maintain, for as long as the farmworker housing is operated, the appropriate permit(s) from HCD pursuant to the Employee Housing Act and the regulations promulgated thereunder;</p> <p>B. The improvements required by the County Departments of Regional Planning, Public Health, Fire, and Public Works related to the farmworker housing shall be constructed and/or installed, and continuously maintained by the applicant;</p> <p>C. The applicant will submit the annual verification form to the Director as required by Section 22.52.2520(F) of this Part; and</p> <p>D. Any violation of the covenant and agreement</p>
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and agreement required by this Section shall be subject to the enforcement procedures of Chapter 22.142 (Enforcement Provisions).	required by this Section shall be subject to the enforcement procedures of Part 6 of Chapter 22.60.
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<p>22.106.210 Garage and Yard Sales.</p> <p>A. Applicability. This Section shall apply to any person selling personal property at a yard sale, garage sale or similar event at a residence.</p> <p>B. Limitations on Items for Sale. Items offered for sale shall be limited to personal property not acquired for resale, and either owned by the resident of the dwelling unit where the sale is to be conducted or by another person participating in the sale with the resident.</p> <p>C. Frequency. A maximum of two sales may be conducted at any site in any 12-month period. Each sale shall not exceed three consecutive days.</p> <p>D. Hours of Operation. Sales shall not be conducted between the hours of 6:00 p.m. of one day and 7:00 a.m. of the following day.</p> <p>E. Signs. One on-site advertising sign, having a maximum area of four square feet, may be placed facing each street abutting the dwelling unit and shall be removed at the close of the sale.</p>	<p>Garage and Yard Sales</p> <p>22.20.065 Sale of personal property. The following supplementary standards shall apply to any person selling personal property at a yard sale, garage sale or similar event at a residence:</p> <p>A. Items offered for sale shall be limited to personal property not acquired for resale, and either owned by the resident of the dwelling where the sale is to be conducted, or owned by another person participating in the sale with the resident.</p> <p>B. One on-site advertising sign, having a maximum area of four square feet, may be placed facing each street abutting the residence.</p> <p>C. A maximum of two personal property sales, each not exceeding three consecutive days, may be conducted at any site in any 12-month period.</p> <p>D. Personal property sales shall not be conducted between the hours of 6:00 p.m. of one day and 7:00 a.m. of the following day.</p>
<p>22.106.220 Grading Projects</p> <p>A. Grading Projects, On-Site. On-site grading projects are subject to the following requirements.</p> <p>1. Application.</p> <p>A Type IV application is required for any grading that involves excavation or filling of more than 100,000 cubic yards and that is proposed in conjunction with any project on-site on a lot or parcel of land. In addition, a grading permit is required as provided in Title 26 (Building Code) of the County Code.</p>	<p>Grading Projects</p> <p>22.24.100 Uses subject to permits. Property in Zone A-1 may be used for:</p> <p>A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:</p> <p>-- Grading projects, on-site, but excluding projects where the hearing officer or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.</p>

<p>2. Exemption. An application is not required for any project where the Review Authority has considered a grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.</p> <p>B. Grading Projects with Off-Site Transport. Off-site transport grading projects, as defined in Division 8 (Definitions) are subject to the following requirements.</p> <p>1. Application.</p> <p>a. A Type II application is required for any grading project in conjunction with another project that involves transporting between 10,000 and up to 100,000 cubic yards of earth materials off-site, unless a different volume is specified by a community standards district, .</p> <p>b. A Type IV application is required for any grading project in conjunction with another project that involves transporting in excess of 100,000 cubic yard of earth materials, unless otherwise specified by a community standards district, and that is to be moved off-site. In addition, a grading permit is required as provided in Title 26 (Building Code) of the County Code.</p> <p>c. In addition to the materials required by the application specified in</p>	<p>22.56.210 Grading project, off-site transport-- Requirements for compliance. Grading projects, off-site transport, requiring a conditional use permit shall comply with the following requirements:</p> <p>A. A grading permit, when required, shall first be obtained as provided in the Building Code set out at Title 26 of this code before the commencement of any grading project, off-site transport.</p> <p>The application for a conditional use permit shall contain statements setting forth the following information, in addition to that required by Section 22.56.030:</p>
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<p>Division 2 (Base Zones), the applicant shall provide the following materials:</p> <ul style="list-style-type: none">i. The name and addresses of all persons owning all or any part of the property from which such material is proposed to be removed from and transported to;ii. The names and addresses of the persons who will be conducting the operations proposed;iii. The ultimate proposed use of the lot or parcel of land;iv. A map showing in sufficient detail the location of the site from which such material is proposed to be removed, the proposed hauling route over streets and highways, and the location to which such material is to be imported; andv. Such other information as the Director finds necessary. <p>2. Exemptions. An application shall not be required when the grading project with off-site transport is related to public construction, including grading</p>	<ul style="list-style-type: none">1. The names and addresses of all persons owning all or any part of the property from which such material is proposed to be removed from and transported to;2. The names and addresses of the persons who will be conducting the operations proposed;3. The ultimate proposed use of the lot or parcel of land;C. The applicant shall submit a map showing in sufficient detail the location of the site from which such material is proposed to be removed, the proposed route over streets and highways, and the location to which such material is to be imported. <p>22.56.230 Off-site transport for public construction--Exemptions from permit requirement. A conditional use permit for grading projects, off-</p>
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<p>for:</p> <p>a. Any work of construction or repair by the County or any district of which the Board of Supervisors is ex-officio the governing body; or</p> <p>b. Construction or repair by the County or such district performed by force account; or</p> <p>c. Construction, maintenance, or repair of any "State Water Facilities" as defined in Section 12934 of the State Water Code.</p> <p>3. Hauling Route. All hauling as approved under this Section shall be restricted to a route approved by the Director of Public Works.</p> <p>4. Compliance with Other Regulations.</p> <p>a. A grading permit, when required, shall first be obtained as provided in Title 26 (Building Code) of the County Code, before the commencement of any grading project.</p> <p>b. Compliance shall be made with all applicable requirements of other County departments and other government agencies.</p> <p>5. Suspension. If any condition of this Section is violated, or if any law, statute or ordinance is violated, the privileges granted</p>	<p>site transport, shall not be required if such use is in conjunction with:</p> <p>A. Any work of construction or repair by the county or any district of which the board of supervisors of the county is ex officio the governing body; or</p> <p>B. Construction or repair by the county or such district performed by force account; or</p> <p>C. Construction, maintenance or repair of any "state water facilities," as defined in Section 12934 of the State Water Code.</p> <p>4. Such other information as the Director finds necessary in order to determine whether the application should be granted.</p> <p>C. All hauling as approved under this Section shall be restricted to a route approved by the road commissioner.</p> <p>G. Neither the provisions of this Section nor the granting of any permit provided for in this Part 4 authorizes or legalizes the maintenance of a public or private nuisance.</p> <p>D. Compliance shall be made with all applicable requirements of other county departments and other governmental agencies.</p> <p>F. If any condition of this Section is violated, or if any law, statute or ordinance is violated, the privileges granted herein shall lapse and such approval shall be suspended.</p>
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<p>herein shall lapse and such approval shall be suspended.</p> <p>C. Grading Projects in Zone O-S.</p> <p>1. Type II Application. A Type II application is required for any grading, excavation or fill that does not exceed 500 cubic yards of material where necessary to prepare a site, except as provided in Section 7003 of Title 26 (Building Code) of the County Code,. Any grading projects proposed on a lot located within a Significant Ecological Area shall be reviewed by the SEATAC, and recommendations shall be sent to the Director prior to approval.</p> <p>2. Type IV Application. A Type IV application is required for any grading, excavation or fill that exceeds 500 cubic yards of material and any proposal shall be reviewed by SEATAC prior to public hearing.</p> <p>3. Findings. In addition to the findings of a Type II or Type IV application, the Review Authority shall approve an application only after the applicant substantiates the following required findings:</p> <p>a. That the use or structures requested are clearly accessory and subordinate to, will not alter the nature of, and are limited to facilities compatible with the intent and purpose of Zone O-S on the property where proposed; and</p>	<p>22.40.430 Uses subject to permits. Premises in Zone O-S may be used for the uses listed herein subject to any additional conditions which may be imposed pursuant to subsection C:</p> <p>A. The following uses, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:</p> <p>...</p> <p>-- Grading, excavation or fill exceeding that provided in Section 22.40.420.</p> <p>22.40.420 Uses subject to Director's review and approval.</p> <p>A. Premises in Zone O-S may be used for the uses listed in subsection B if site plans are first submitted to and approved by the Director. Where the uses or structures are located within a significant ecological area, the site plans shall be reviewed by SEATAC and its recommendations shall be sent to the Director.</p> <p>The Director's approval shall include the following findings:</p> <p>1. That the use or structures requested are clearly accessory and subordinate to, will not alter the nature of, and are limited to facilities compatible with the intent and purpose of Zone O-S on the property where proposed; and</p> <p>2. That in a significant ecological area such placement will not contribute to the detriment of the resources constituting the basis for classification as a significant ecological area; and</p> <p>3. That the site plans submitted comply with the provisions of Part 12 of Chapter 22.56.</p> <p>B. Uses subject to Director's review and approval in O-S are as follows:</p> <p>...</p>
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<p>b. That in a significant ecological area such placement will not contribute to the detriment of the resources constituting the basis for classification as a significant ecological area.</p>	<p>-- Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use, except as provided in Section 7003 of Title 26 (Building Code) of the Los Angeles County Code.</p> <p>(Moved to Division 8) 22.08.070 G.</p> <p>-- Grading project, off-site transport. "Off-site transport grading project" means any excavation or fill, or combination thereof, necessary and incidental to impending building construction or other lawful development which will require the removal from, or importation to, a lot or parcel of land of more than 10,000 cubic yards of dirt, soil, sand, gravel, rock, clay, decomposed granite or other minerals along a transport route having more than 20 occupied dwelling units in single- or two-family residences, apartment houses, mobilehomes or any combination thereof, or having a hospital or an accredited public or private school offering instruction required to be taught by the Education Code of the state of California, located within a parallel corridor 300 feet wide on each side of and measured from the edge of the existing right-of-way for a distance equal to the extent of such route or for a distance of 2,640 feet, whichever distance is less. "Impending building construction or development" as used in this Section shall mean the initiation of such construction or development within one year.</p> <p>-- Grading Project, On-Site. "On-site grading project" means any excavation or fill, or combination thereof, requiring a grading permit under the provisions of the Building Code (set out at Title 26 of this code), which will involve a volume of earth greater than 100,000 cubic yards, whether filed as one permit or the cumulative total of more than one permit on the same lot or parcel of land within a one-year period. "On-site grading project" shall not include any excavation or fill, or combination thereof, within the boundaries of any cemetery as</p>
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	depicted in a valid cemetery permit approved pursuant to Part 4 of Chapter 22.56 of Title 22 of this code or within the boundaries of a cemetery which was legally established pursuant to Section 22.56.560.
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<p>22.106.230 Guest Houses</p> <p>A. Purpose. This Section provides regulations for attached or detached guest houses.</p> <p>B. Attached Guest Houses. A guest house attached to a single-family residence shall not have a bar sink or gas, electrical or water outlets designed or used for cooking facilities.</p> <p>C. Detached Guest Houses. Detached guest houses shall comply with the following standards:</p> <ol style="list-style-type: none"> 1. A detached guest house shall be located on the same lot as a single family residence and shall be located at least 20 feet away from such residence. 2. A detached guest house shall not have a bar sink or gas, electrical or water outlets designed or used for cooking facilities. 3. A detached guest house shall not be rented or otherwise used as a separate dwelling; 4. A detached guest house shall be only for the use of temporary guests or servants of the occupants of the single family residence. 5. A detached guest house is not permitted where a second unit exists on the lot or property. 6. A detached guest house shall not be established on a lot having less than one and one-half times the required area, except that said quarters may be established on any lot or parcel of land containing 10,000 square feet or more. 	<p>Guest Houses <i>(This was detached living quarters.)</i></p> <p>22.20.080 Accessory uses. Property in Zone R-1 may be used for the following accessory uses:</p> <p>...</p> <p>-- Living quarters for servants employed in and by the occupants of a single-family residence, attached to such residence, if no additional kitchen or kitchen facilities or equipment or cooking facilities or equipment are established or maintained in such attached servants' quarters.</p> <p>-- Detached living quarters on the same premises as, and not less than 20 feet from a single-family residence for the use of temporary guests or servants of the occupants of such residence provided:</p> <ol style="list-style-type: none"> 1. That such quarters have no kitchen or kitchen facilities; 2. That such quarters are not rented or otherwise used as a separate dwelling; 3. That such quarters are established on a lot or parcel of land that does not contain a second unit; and 4. That such quarters are established on a lot or parcel of land having not less than one and one-half times the required area, except that said quarters may be established on any lot or parcel of land containing 10,000 square feet or more. <p>...</p>
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22.106.240 Health Retreats	Health Retreats
<p>A. Minimum Lot Size. Health retreats shall be located on a lot or parcel of land having an area of not less than two acres.</p> <p>B. Number of Persons Permitted. Not more than 10 persons, including staff, patrons and guests, shall be in residence at such retreat at any one time.</p> <p>C. Activities. All activities shall be conducted as part of a live-in healthcare program only, the providing of services for persons maintaining residence for less than 24 hours shall be prohibited.</p> <p>D. Screening. All exercise, gymnasium, therapy and similar equipment, and areas used for sunbathing, shall be located within a building or shall be effectively screened so as not to be visible to surrounding property. Such screening shall consist of walls, screening fences or suitable landscaping. Where the buildings housing the retreat are visible to surrounding property, all structures shall be compatible with the dwellings and structures in the vicinity.</p> <p>E. Transport. All patrons shall be transported to and from the property unless otherwise expressly authorized by the Review Authority.</p> <p>F. Signs. No signs shall be permitted in conjunction with such use.</p>	<p>22.24.060 Conditional use permits-- Additional conditions imposed when. Every conditional use permit for any use listed in this Section shall be subject to additional conditions as listed herein. The hearing officer, in granting the conditional use permit, may not change or modify any of the following, which are conditions of use: (will move to Division 2 Base Zones)</p> <p>A. Health Retreats.</p> <ol style="list-style-type: none"> Such retreat shall be located on a lot or parcel of land having an area of not less than two acres. Not more than 10 persons, including staff, patrons and guests, shall be in residence at such retreat at any one time; and All activities shall be conducted as a part of a live-in healthcare program only, the providing of services for persons maintaining residence for less than 24 hours shall be prohibited; and All exercise, gymnasium, therapy and similar equipment, and areas used for sunbathing, shall be located within a building or shall be effectively screened so as not to be visible to surrounding property. Such screening shall consist of walls, screening fences or suitable landscaping; and Where visible to surrounding property, all structures housing such retreat shall be compatible with the dwellings and structures in the vicinity thereof; and All patrons shall be transported to and from the premises unless otherwise expressly authorized by the hearing officer; and No signs shall be permitted in conjunction with such use.

22.106.250 Historic Vehicle Collections	Historic Vehicle Collections
<p>A. Application.</p> <ol style="list-style-type: none">1. Type II Application. A Type II application is required if the application submitted for a historic vehicle collection complies with all of the standards and conditions listed in this Section.2. Type IV Application. A Type II application is required if the application submitted for a historic vehicle collection cannot comply with all of the standards and conditions listed in this Section <p>B. Screening. A historic vehicle collection shall be fully screened from off-site public view by means of walls, fences, or landscaping, or any other screening methods acceptable to the Director.</p> <p>C. Setback and Required Yards. No portion of a historic vehicle collection shall be located within five feet of any building or structure, with the exception garages, or within any required yard area.</p> <p>D. Maximum Storage Area. The area used to store vehicles shall not exceed 10 percent of the total area of the lot.</p> <p>E. Health and Safety. The historic vehicle collection shall be kept or maintained as not to constitute a health or safety hazard.</p> <p>F. Covenant. The applicant shall sign a</p>	<p>22.56.1761 Director's review--Historic vehicle collection--Standards and conditions.</p> <p>A. In addition to the principles and standards contained in Section 22.56.1690, the Director shall ensure that an application for an historic vehicle collection shall also comply with all of the following standards and conditions:</p> <ol style="list-style-type: none">1. That all such vehicles and parts kept or maintained on the premises constitute an historic vehicle collection as defined in this title; and <p>B. In those cases where the site plans submitted by the applicant desiring to establish an historic vehicle collection indicate that said plans are not, or cannot be, in full compliance with subsection A of this Section, the Director shall deny such application and shall inform the applicant in writing of such action. Said notice of denial shall also inform the applicant that the Zoning Ordinance contains provisions permitting the filing of a conditional use permit for an historic vehicle collection which is not in full compliance with the requirements of this Section.</p> <ol style="list-style-type: none">5. That said collection is fully screened from ordinary public view by means of a fence, trees, shrubbery or opaque covering determined to be suitable by the Director, or by other appropriate means determined to be suitable by the Director; and6. That no portion of an historic vehicle collection is located within five feet of any building or structure, or within any required yard area, unless otherwise permitted by the Director; and3. That the area proposed on the lot or parcel of land for the collection of such vehicles occupies or constitutes less than 10 percent of the total area of said lot or parcel of land; and4. That said collection is kept or maintained so as not to constitute a health or safety hazard; and

<p>covenant and agreement indicating that he or she has read and understands the standards and conditions enumerated above and such other conditions that the Director may impose, and will faithfully abide by each and every one of said standards and conditions.</p>	<p>8. That the person proposing to keep or maintain an historic vehicle collection has signed a covenant and agreement indicating that he or she has read and understands the standards and conditions enumerated above and such other conditions that the Director may impose, and will faithfully abide by each and every one of said standards and conditions.</p> <p>2. That all such vehicles and parts are legally owned by the applicant proposing to keep or maintain an historic vehicle collection; and</p> <p>7. That site plans for the keeping and maintenance of the historic vehicle collection have been submitted to and approved by the Director; and</p>
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<p>22.106.260 Holiday and Seasonal Sales</p> <p>A. Pumpkin Sales. A lot that proposes to offer pumpkins and other related harvest items for sale shall only conduct the sale between October 1 and October 31 in the same calendar year, both dates inclusive. All structures, facilities, and materials used in conjunction with the sales shall be removed by October 31 and the property restored to a neat condition. This standard shall not apply to nurseries, farms, permanent produce stands, grocery stores or supermarkets that also offer pumpkins and harvest items for sale.</p> <p>B. Christmas Tree Sales. A lot that proposes to offer Christmas trees for sale shall only conduct the sale between December 1 and December 31 in the same calendar year, both dates inclusive. All structures, facilities, and materials used in conjunction with the sales shall be removed by December 31 and the property restored to a neat condition. This standard shall not apply to nurseries, farms, permanent produce stands, grocery stores or supermarkets that also offer holiday trees for sale.</p>	<p>Holiday and Seasonal Sales</p> <p>22.24.090 Uses subject to Director's review and approval. If site plans therefor are first submitted to and approved by the Director, premises in Zone A-1 may be used for: ... -- Christmas trees and wreaths, the sale of, between December 1st and December 25th both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.</p>
<p>22.106.270 Home-Based Occupations</p> <p>A. Use Standards. The home-based occupation shall be clearly incidental and subordinate to the primary dwelling unit and shall not change the character and appearance of the dwelling unit. The home-based occupation shall be compatible with and shall not detract from the character of the surrounding neighborhood.</p> <p>B. Development Standards. Home-based</p>	<p>Home Based Occupations</p> <p>22.20.020 Home-based occupations--Regulations.</p> <p>A. Home-based occupations may be established in order that a resident may carry on a business activity which is clearly incidental and subordinate to a dwelling unit in a residential zone. The establishment of a home-based occupation shall be compatible with the surrounding neighborhood and uses, and shall not adversely change the character of the dwelling unit or detract from the character of the surrounding neighborhood. Every home-based occupation shall be subject to the following standards:</p>

<p>occupations shall comply with the following standards:</p> <ol style="list-style-type: none"> 1. The home-based occupation shall be demonstrably secondary and incidental to the primary dwelling unit and shall not change the character and appearance of the dwelling unit. 2. The home-based occupation shall not generate pedestrian or vehicular traffic in excess of that which is customary for a dwelling unit, or which would have a disruptive effect on the neighborhood. 3. The home-based occupation shall not be conducted in any attached or unattached structure intended for the parking of automobiles. 4. The home-based occupation shall not create or cause noise, dust, vibration, odor, gas, fumes, smoke, glare, electrical interferences, hazards or nuisances. There shall be no storage or use of toxic or hazardous materials other than the types and quantities customarily found in connection with a dwelling unit. Any noises shall comply with Chapter 12.08 (Noise Ordinance) in Title 12 (Environmental Protection) of the County Code. 5. Only one home-based occupation is permitted per dwelling unit. 6. No more than one person not residing on the property may be employed, either for pay or as a volunteer, to work on the property as part of the home-based occupation. One on-site 	<ol style="list-style-type: none"> 1. The home-based occupation shall be demonstrably secondary and incidental to the primary dwelling unit and shall not change the character and appearance of the dwelling unit. 11. The home-based occupation shall not generate pedestrian or vehicular traffic in excess of that which is customary for a dwelling unit, or which would have a disruptive effect on the neighborhood. 2. The home-based occupation shall not be conducted in any attached or unattached structure intended for the parking of automobiles. 3. The home-based occupation shall not create or cause noise, dust, vibration, odor, gas, fumes, smoke, glare, electrical interferences, hazards or nuisances. There shall be no storage or use of toxic or hazardous materials other than the types and quantities customarily found in connection with a dwelling unit, as permitted by this Title 22. No noise or sound shall be created which exceeds the levels contained in Chapter 12.08 (Noise Control) of the Los Angeles County Code. 4. There shall be only one home-based occupation per dwelling unit. 5. The use shall be conducted only by persons residing within the dwelling unit, except that no more than one person not residing on the premises may be employed, either for pay or as a volunteer, to work on the premises as part of the home-based occupation carried on in the dwelling unit. One on-site standard sized parking
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<p>standard sized parking space shall be provided for such employee or volunteer in addition to other required parking set forth in this Ordinance.</p>	<p>space shall be provided for such employee or volunteer in addition to other required parking set forth in this Title 22.</p>
<p>7. Signage, in any form, that indicates, advertises, or otherwise draws attention to the home-based occupation is prohibited.</p>	<p>6. Signage, in any form, that indicates, advertises, or otherwise draws attention to the home-based occupation is prohibited.</p>
<p>8. No stock in trade, inventory or display of goods or materials shall be kept or maintained on the property, except for incidental storage kept entirely within the dwelling unit.</p>	<p>7. No stock in trade, inventory or display of goods or materials shall be kept or maintained on the premises, except for incidental storage kept entirely within the dwelling unit.</p>
<p>9. No mechanical equipment is permitted in connection with the home-based occupation, other than light business machines, such as computers, scanners, facsimile transmitting devices, digital printers and copying machines.</p>	<p>8. No mechanical equipment is permitted in connection with the home-based occupation, other than light business machines, such as computers, facsimile transmitting devices and copying machines.</p>
<p>10. Activities conducted and equipment or material used shall not change the type of construction of the residential occupancy and shall be subject to all required permits.</p>	<p>10. Activities conducted and equipment or material used shall not change the type of construction of the residential occupancy and shall be subject to all required permits.</p>
<p>11. The home-based occupation shall not involve the use of commercial vehicles for delivery of materials and products to or from the property in excess of that which is customary for a dwelling unit or which has a disruptive effect on the neighborhood. Such delivery services can include, but are not limited to, United States mail, express mail and messenger services. No tractor trailer or similar heavy duty delivery or pickup is permitted in connection with the home-based business.</p>	<p>9. The home-based occupation shall not involve the use of commercial vehicles for delivery of materials and products to or from the premises in excess of that which is customary for a dwelling unit or which has a disruptive effect on the neighborhood. Such delivery services can include, but are not limited to, United States mail, express mail and messenger services. No tractor trailer or similar heavy duty delivery or pickup shall be permitted in connection with the home-based business.</p>

<p>12. No more than one client visit or one client vehicle per hour shall be permitted, and only between the hours of 8:00 a.m. to 8:00 p.m., Monday through Friday, in connection with the home-based occupation.</p> <p>C. Prohibitions. The following uses are prohibited as home occupations:</p> <ol style="list-style-type: none"> 1. Adult entertainment. 2. Ambulance service. 3. Animal training. 4. Automotive repair, painting, body/fender work, upholstery, detailing, washing, including motorcycles, trucks, trailers and boats. 5. Beautician or barber. 6. Body piercing. 7. Dentist, except as a secondary office which is not used for the general practice of dentistry, but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere. 8. Funeral chapel or home. 9. Firearms manufacturing or sales. 10. Furniture refinishing. 11. Garment manufacturing. 12. Gunsmith. 13. Gymnastic facilities. 14. Massage therapist, unless the therapist has procured a massage technician's business license and a massage parlor business license, as needed. 15. Medical physician (non-psychiatric), except as a secondary office which is not used for the general practice of medicine, but may be used for consultation and emergency treatment as an adjunct to a 	<p>12. No more than one client visit or one client vehicle per hour shall be permitted, and only from 8:00 a.m. to 8:00 p.m., Monday through Friday, in connection with the home-based occupation.</p> <p>13. The home-based occupation shall cease when the use becomes detrimental to the public health, safety and welfare, or constitutes a nuisance, or when the use is in violation of any statute, ordinance, law or regulation. (Retain?)</p> <p>B. The following uses are prohibited:</p> <ul style="list-style-type: none"> -- Adult entertainment. -- Ambulance service. -- Animal training. -- Automotive repair, painting, body/fender work, upholstery, detailing, washing, including motorcycles, trucks, trailers and boats. -- Beautician or barber. -- Body piercing. -- Dentist, except as a secondary office which is not used for the general practice of dentistry, but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere. -- Funeral chapel or home. -- Firearms manufacturing or sales. -- Garment manufacturing. -- Gunsmith. -- Massage therapist, unless the therapist has procured a massage technician's business license and a massage parlor business license, as needed. -- Medical physician (nonpsychiatric), except as a secondary office which is not used for the general practice of medicine, but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere. -- Photography lab, other than for occupant's own use. -- Recording/motion picture/video production studio, except for editing or pre-recorded material. -- Restaurant. -- Retail sales. -- Tattoo studio. -- Upholstery. -- Tow truck service.
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	principal office located elsewhere.	
16.	Photography lab, other than for occupant's own use.	
17.	Recording/motion picture/video production studio, except for editing or pre-recorded material.	
18.	Restaurant.	-- Veterinary services and other uses which entail the harboring, training, care, breeding, raising or grooming of dogs, cats, birds, or other domestic animals on the premises, except those which are permitted by this article (other than those owned by the resident).
19.	Retail sales.	-- Welding or machine shop.
20.	Tattoo studio.	-- Yoga/spa retreat center.
21.	The storage or sale of new or used automobiles or other motor vehicles requiring a vehicle salesperson license from the State Department of Motor Vehicles. (new)	-- Any other use which disrupts and is inconsistent with the residential character of the neighborhood is prohibited.
22.	Upholstery.	
23.	Tow truck service.	
24.	Veterinary services and other uses which entail the harboring, training, care, breeding, raising or grooming of dogs, cats, birds, or other domestic animals on the property, except those which are permitted by this article (other than those owned by the resident).	
25.	Welding or machine shop.	
26.	Yoga/spa retreat center.	
27.	Any other use which disrupts and is inconsistent with the residential character of the neighborhood.	

<p>22.106.280 Hotels in Zone R-4</p> <p>A. Maximum Guest Rooms. The maximum number of guest rooms or suites of guest rooms permitted per net acre is as follows:</p> <ol style="list-style-type: none">1. With frontage on one or more major or secondary highways, parkways or local streets having a minimum width of 80 feet: 75 guest rooms.2. With frontage on highways, parkways, or local streets having a minimum width less than 80 feet or where there are no such frontage: 50 guest rooms.3. In computing the allowable number of guest rooms, each guest suite shall be considered	<p>Hotels</p> <p>22.20.370 Uses subject to permits. Property in Zone R-4-()U may be used for:</p> <p>A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:</p> <p><i>(findings have been transferred in to development standards)</i></p> <p>22.56.220 Hotels in Zone R4--Additional conditions. In addition to conditions imposed pursuant to Section 22.56.100 in approving a conditional use permit for a hotel in Zone R-4, the hearing officer shall specify the following, which shall be made conditions of such grant:</p> <p>A. The maximum number of guest rooms and/or suites of guest rooms permitted per net acre, subject to the following criteria:</p> <ol style="list-style-type: none">1. Where the hearing officer finds:<ol style="list-style-type: none">a. That the proposed site is served by one or more major or secondary highways, parkways or local streets having a minimum width of 80 feet, andb. That such highways, parkways or streets are improved as necessary to carry the kind and quantity of traffic to be generated, andc. That provisions for access and circulation to adequately accommodate such traffic are provided, the commission may approve a maximum of 75 guest rooms per net acre;2. Where the hearing officer finds that the proposed site is not served by highways, parkways or local streets having a minimum width of 80 feet, the number of guest rooms approved shall not exceed 50 guest rooms per net acre;3. In computing the allowable number of guest rooms, each guest suite shall be considered the equivalent of two guest rooms;
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<p>the equivalent of two guest rooms.</p> <p>B. Incidental Businesses. Hotels having not less than 100 guest rooms and/or dwelling units are permitted incidental commercial service concessions in accordance with Sections 22.106.080.A-D (Apartment Houses, Incidental Commercial Services in Zone R-4).</p> <p>C. Development Standards. Guest rooms and/or suites permitted by the Review Authority to have bar sinks and/or gas, electrical or water outlets designed or intended to be used for cooking facilities, shall conform to the following standards:</p> <ol style="list-style-type: none">1. The design of such hotel, including lobbies, service areas, dining and kitchen facilities, elevators, and other features, is intended to be used for transient occupancy as a hotel rather than as dwelling units for permanent occupancy, and2. At least 90 percent of the guest rooms and suites shall only be rented out to be occupied on a temporary basis by guests staying 30 days or less, and3. The hotel or motel shall be registered with the County Tax Collector as provided by Chapter 4.72 (Transient Occupancy Tax) in Title 4 (Revenue and Finance) of the County Code.4. In any case where the Review Authority does not specifically approve such bar sinks and/or gas, electrical or water outlets, they shall be deemed to be prohibited.	<p>4. In any case where the hearing officer fails to specify the total number of guest rooms permitted, it shall be deemed to be 50 per net acre;</p> <p>B. The number and location of guest rooms and/or suites, if any, permitted to have bar sinks and/or gas, electrical or water outlets designed or intended to be used for cooking facilities, subject to the following criteria which also shall be made conditions of grant:</p> <ol style="list-style-type: none">1. That the design of such hotel including lobbies, service areas, dining and kitchen facilities, location and number of elevators, and other features, indicate that the building is intended to be used for transient occupancy as a hotel rather than as dwelling units for permanent occupancy, and2. That the applicant indicates that he will operate a facility where at least 90 percent of the guest rooms and suites will be rented or hired out to be occupied on a temporary basis by guests staying 30 days or less, and3. That the applicant indicates that he will register such hotel with the Los Angeles County tax collector as provided by Chapter 4.72 of this code, Transient Occupancy Tax.4. In any case where the hearing officer fails to specifically approve such bar sinks and/or gas, electrical or water outlets, they shall be deemed to be prohibited.
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	<p><i>(This has been transferred to with Sections 22.106.080.A-D.)</i></p> <p>-- Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery and similar items in hotels or apartment house developments having not less than 100 guest rooms and/or dwelling units, provided:</p> <ol style="list-style-type: none">1. That such facilities are designed and operated for the convenience of the residents and are no more extensive than is necessary to service such development; and2. That all public entrances to such facilities are from a lobby, hallway or other interior portion of the hotel or apartment development; and3. That such facilities are located so as not to be visible from the outside of the hotel or apartment house development; and4. That no sign advertising or identifying such facilities is visible from outside of the building.
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